



County of El Dorado

2850 Fairlane Court
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MEETING AGENDA

Planning Commission

Walter Mathews, Chair, District 4
Rich Stewart, First Vice-Chair, District 1
Dave Pratt, Second Vice-Chair, District 2
Tom Heflin, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, May 8, 2014

8:30 AM

Building C Hearing Room

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair or Clerk prior to 8:30 a.m.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

8:30 A.M.

CALL TO ORDER

ADOPTION OF AGENDA

PLEDGE OF ALLIEGANCE TO THE FLAG

CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

1. [14-0523](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 24, 2014.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, Transportation, County Counsel)

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. [14-0599](#) Hearing to consider request to create a gated subdivision of 70 single family residential lots and three lettered lots with Design Waivers allowing reductions in Rights-of-Way and modifications of sidewalk standards [Tentative Map TM12-1507/West Valley Village Lot V]** on property identified by Assessor's Parcel Number 118-140-61, consisting of 10.08 acres, in the El Dorado Hills area, submitted by Lennar West Valley LLC; and staff recommending the Planning Commission take the following actions:
- 1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that the EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project;
 - 2) Approve Tentative Map TM12-1507 based on the Findings and subject to the Conditions of Approval; and
 - 3) Approve the following Design Waivers based on the Findings presented:
 - (a) Replace the vertical curb and gutter with rolled curb and gutter for local streets with residential frontage and attached sidewalk;
 - (b) Omit sidewalk on B court; and
 - (c) Reduce 52 foot right of way to 38 feet for Street A and 32 feet for Court B. (Supervisorial District 2)
3. [14-0278](#) Hearing to consider request for a Specific Plan Amendment, Development Plan Amendment, and a Special Use Permit to allow a residential senior care facility, a Parcel Map creating one 14.8 acre and one 5.5 acre lot, and a Development Plan revision to the existing commercial property [Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/Planned Development Revision PD95-0007-R/Parcel Map P12-0004/Special Use Permit S13-0017 El Dorado Hills Retirement Residence]* on property identified by APN 117-160-38, consisting of 20.30 acres, in the El Dorado Hills area, submitted by Lenity Architecture, LLC (Agent: Mark Lowen); and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
- 1) Adopt the Mitigated Negative Declaration prepared by staff based on the Initial Study;
 - 2) Adopt Specific Plan Amendment SP13-0001 based on the Findings and subject to the Amendments and Revisions document;
 - 3) Approve Planned Development Revision PD95-0002-R based on the Findings and subject to the Amendments and Revisions document;
 - 4) Approve Planned Development Revision PD95-0007-R based on the Findings and subject to the Conditions of Approval;
 - 5) Approve Parcel Map P12-0004 based on the Findings and subject to the Conditions of Approval; and
 - 6) Approve Special Use Permit S13-0017 based on the Findings and subject to the Conditions of Approval.
- (Supervisorial District 1) (Cont. 03-27-14, Item 3)

ADJOURNMENT

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

ADDENDUM**AGENDA ITEMS**

4. [14-0588](#) Hearing to consider request for a Finding of Consistency pursuant to Condition of Approval Number Two of Planned Development PD97-0011 [formerly known as Sundance Plaza and now named The Crossings] to find that the proposed phasing revision is consistent with the project's approval on property identified by Assessor's Parcel Numbers 325-220-49, 327-110-02, 327-110-03, 327-110-06, 327-110-08, 327-120-19, 327-120-20, 327-120-21, 327-120-22, 327-130-01, and 327-130-02, consisting of 72 acres, in the Placerville area, submitted by Palos Verdes Properties. (Supervisorial District 3) (Cont. 04-24-14, Item 8)