



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

Gary Miller, Chair, District 2
Brian Shinault, First Vice-Chair, District 5
James Williams, Second Vice-Chair, District 4
Jon Vegna, District 1
Jeff Hansen, District 3

Char Tim, Clerk of the Planning Commission

Thursday, October 12, 2017

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

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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.

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. 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 Meeting 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, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

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

Meeting was called to order at 8:33 A.M. by Commissioner Miller.

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE 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.)

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Adopt the Agenda and Approve the Consent Calendar with Commissioner Miller abstaining from Item #1.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

CONSENT CALENDAR

- 1. 17-0989** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 28, 2017.

Item was Approved on the Consent Calendar with Commissioner Miller abstaining.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

County Counsel David Livingston reported on the Measure E litigation.

COMMISSIONERS' REPORTS

There were no Commissioners' reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

2. 17-0914 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 24, 2017. (cont. 9/14/17, Item #1)

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Approve the item with the following amendment: (a) Agenda Item #4: Add the following notation after the motion: "After the motion passed, the Planning Commission confirmed that the terms of the existing Special Use Permit would remain in effect. The Planning Commission also encouraged staff to bring back the item as expeditiously as possible."

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

3. 17-0988

Hearing to consider the Granite Creek Subdivision project (Rezone Z15-0003/Tentative Subdivision Map TM15-1527)* to rezone a section of the subject property, create nine residential lots ranging in size from 10.02 to 25.17 acres, plus a Road Lot "R", and approve Design Waivers on property identified by Assessor's Parcel Number 087-310-64, consisting of 134.05 acres, in the Latrobe area, submitted by Doug Granade; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve Z15-0003 rezoning the section of Assessor's Parcel Number 087-310-64 containing proposed Lots 1 through 5 and Lot 9 from Rural Lands-20 Acre to Estate Residential Ten-Acre based on the Findings presented;
- 4) Approve Tentative Subdivision Map TM15-1527 based on the Findings and subject to the Conditions of Approval as presented; and
- 5) Approve the Design Waivers of the following Design Improvement Standard Manual standards as the Findings could be made:
 - (a) Construct the road to serve Lots 9 and 10 per County Standard Plan 101C from Brandon Road to the existing driveway on Lot 9, a hammerhead turnaround at the driveway, and a 12-foot minimum road width with 1-foot shoulders on each side from the turnaround to Lot 10 property line, in lieu of Standard Plan 101B;
 - (b) Construct the road to serve Lots 1 and 9 per County Standard Plan 101C from South Shingle Road to the roadway easement boundary, and a 12-foot minimum road width with 1-foot shoulders on each side from the "T" to Lot 9 property line, in lieu of Standard Plan 101B; and
 - (c) Allow Lot 4 a length-to-width ratio of 3.5 to 1, exceeding the standard 3 to 1 ratio maximum. (Supervisorial District 2)

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to recommend Denial of this item to the Board of Supervisors.

Yes: 3 - Commissioner Miller, Commissioner Williams and Commissioner Vegna

Noes: 2 - Commissioner Shinault and Commissioner Hansen

ADJOURNMENT

Meeting was adjourned at 9:19 A.M. by Commissioner Miller.

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.