

PC 1-11-18
#3

Donn and Harley Kelsey
30 Guadalupe Drive
El Dorado Hills, CA 95762
916-933-3828
06 January 2018

Gary Miller
Planning Commission Chair
2850 Fairlane Court
Placerville, CA 95667

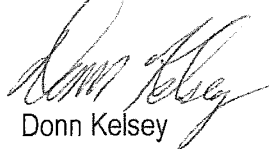
Dear Mr. Miller,
Regarding Appeal of Administrative Permit # 17-0077

We are property owners, with a home located 3 lots up and across the street from a residential lot located at 75 Guadalupe Drive in El Dorado Hills (Brian and Denae Beland). It is our understanding that these property owners want to build on this lot and they are seeking approval to grade their lot by using multiple retaining walls, each of which are in excess of seven feet in height.

We are opposed to any retaining walls that exceed 7 feet in height, and we do not want to live near a home that towers 40 plus feet over the natural grade of land. Aesthetically, these grading and building plans are not a fit with this neighborhood. Furthermore, the required massive importation of soil would greatly damage county maintained roads, as well as, the neighborhood road that leads to our homes, one that we maintain ourselves.

Please strongly deny Administrative Permit No. 17-0077. We support the Appeal of Administrative Permit No. 17-0077, which will be discussed this Thursday, 11 January 2018 at a Planning Commission Meeting (Agenda item 18-0039).

Sincerely,


Donn Kelsey

Harley Kelsey

1/8/2018

Edcgov.us Mail - Fwd: Letter for Appeal of Administrative Permit No. 17-0777

PC 1-11-18
#3
2 pages



Serena Carter <serena.carter@edcgov.us>

Fwd: Letter for Appeal of Administrative Permit No. 17-0777

1 message

Char Tim <charlene.tim@edcgov.us>
To: Serena Carter <serena.carter@edcgov.us>

Mon, Jan 8, 2018 at 11:55 AM

----- Forwarded message -----

From: **rick & cheree dunbar** <rcdunbar@hotmail.com>
Date: Mon, Jan 8, 2018 at 11:34 AM
Subject: Letter for Appeal of Administrative Permit No. 17-0777
To: "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "Charlene.tim@edcgov.us" <Charlene.tim@edcgov.us>, "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>, "rbrecek@aol.com" <rbrecek@aol.com>

Please find a scanned copy of our letter in support of the Appeal of Administrative Permit 17-0777.

Thank you,

Rick and Cheree Dunbar

--

Char Tim
Clerk of the Planning Commission

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us



Appeal letter (17-0777).jpeg
685K

121 GIOTTO WAY
El Dorado Hills, CA 95762

January 7, 2018

Gary Miller
Planning Commission Chair
2850 Fairlane Court
Placerville, CA 95667

Dear Mr Miller,
Concerning Appeal of Administrative Permit # 17-0777

We are property owners, located immediately southeast, and adjoining, to the Beland property located at 75 Guadalupe Drive in El Dorado Hills. We were previously approached by Brian and Denae Beland and asked to approve, via notarized signatures, retaining walls that would exceed 7 feet in height that would be located on their property. We feel the building of these retaining walls would have a negative impact on our views, and therefore, we do not consent to these plans.

Please deny Administrative Permit No. 17-077 for failure to obtain the written consent of an adjoining property owner as required by section 130.30.050 of the County Code. We support the Appeal of Administrative Permit No. 17-077, which will be discussed this Thursday, January 11 at a Planning Commission Meeting (Agenda item 18-0039).

Sincerely,

Rick Dunbar



Cheree Dunbar



cc: Char Tim, Aaron Mount, & John Vegna

1/8/2018

Edcgov.us Mail - [Scan] Re: January 11, 2018 Hearing Brecek/Beland ADM17-0077

PC 1-11-18

#3

3 pages



Planning Department <planning@edcgov.us>

[Scan] Re: January 11, 2018 Hearing Brecek/Beland ADM17-0077

1 message

Richard <rnelson555@hotmail.com>

Sun, Jan 7, 2018 at 11:42 AM

To: "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "Charlene.tim@edcgov.us" <Charlene.tim@edcgov.us>, "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>


Please Review enclosed scanned letter prior to 1/11/18 hearing.

Thank you,
Richard & Sandra Nelson

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Sent with Genius Scan for iOS.
<http://dl.tglapp.com/genius-scan>

2 attachments

 2018-01-07 11-11.pdf
896K

 ATT00001.txt
1K

https://mail.google.com/mail/b/AB-RiwleJMKJGp73iN5Wrsj5bDHXXZvjMiA5x2gAvCKppNK_dOGS/u/0/?ui=2&ik=c5aea7cbc3&jsver=veKV0pjIDTc.en.&... 1/1

18-0039 Public Comment
PC Rcvd 01-06-18 thru 07-08-18

Dear members of the El Dorado County Planning Commission,

January 7, 2018

Due to travel plans, my wife and I are unable to attend the upcoming meeting on January 11 to discuss the appeal of Administrative Permit No. 17-077 regarding the Beland property.

We are the property owners immediately south and "adjacent" to the Beland property and we would like to weigh in on the appeal.

On June 15, 2017, we were strongly encouraged by Brian and Denae Beland to consent to their April 15, 2017 architectural and grading plans. At that time, we were verbally informed by Denae that our signatures on the variance would have "absolutely no relevance or power" unless the other adjacent neighbors approved and signed off as well. In the spirit of being accommodating to our new neighbors, we signed and had notarized the document put before us by the Belands at our home next door.

We have since learned that what we were told, prior to signing the document, was not true. Furthermore, we were told that our neighbors across the street (Rick & Cheree Dunbar) were in favor of the proposed variance and were prepared to sign it. This also was not true, but had influence.

Now we understand that, because of our signatures, the Belands were able to resubmit revised architectural and grading plans as well as massing models (that our other neighbors were not in favor of) on August 9, 2017, which it turns out were subsequently re-submitted to the county and approved by the Planning Director. We were not informed of or had the opportunity to review the revised August 9, 2017 plans and would not have consented to the revisions or anything the other neighbors were not in favor of.

It is hard not to feel betrayed for having been told things that were not true. Now, having reviewed the revised grading and architectural plans and massing models, and better understanding the layout and effect of these plans to the neighborhood, we wish we had not signed that variance, which indeed did have power, regardless of what we were (incorrectly) told about all the neighbors having to agree, for it to be effective.

We originally believed the request for higher than code retaining walls had to do with our next-door neighbors personal privacy. Now to hear that these multiple retaining walls will allow the foundation of their house to be elevated as high as 40 feet in the air, where there are currently tree tops, is not at all what we originally understood.

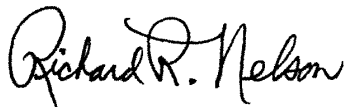
We were also told by the Belands that their plans would not really affect our site lines or views of the water on the North side. As much as we respect their right to build what they would like to build, within code, (regardless of how it affects our view) what they told us (with their house possibly being elevated above the tree tops) was not true.

Above all: We are not in favor of anything that our surrounding neighbors would find disagreeable. We have already caused hard feelings with neighbors for having recently built our home (with-in code, and affecting the views of others), and we now sadly find it impossible not to disappoint another, if not two, sets of neighbors depending on our position on this appeal.

Regardless, reserving our rights to provide additional information, we, therefore, request that the planning commission approve the appeal and deny Administrative Permit No. 17-077 for failure to obtain the written consent of an adjacent property owner as required by section 130.30.050 of the County Code.

As much as we hate conflict and disappointing anyone... We are regretfully disturbed to have to be a part of this matter, but hope that we are doing the right thing for the majority of neighbors and for the neighborhood.

Sincerely,



Richard R. Nelson January 7, 2018



Sandra L. Nelson January 7, 2018