



County of El Dorado

Community Development
Agency
Development Services
Division
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Minutes - Final Planning Commission

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

Char Tim, Clerk of the Planning Commission

Wednesday, September 2, 2015

8:30 AM

Board of Supervisors Meeting Room

Special Meeting - Targeted General Plan Amendment - Zoning Ordinance Update

Hearing assistance devices are available for public use - contact the Clerk to the Planning Commission.

Planning Commission Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:

<http://eldorado.legistar.com/Calendar.aspx>

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.

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 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

Present: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

ADOPTION OF AGENDA

A motion was made by Member Heflin, seconded by Member Shinault, to Approve the agenda as presented.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

PLEDGE OF ALLIEGANCE TO THE FLAG

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: M. Lower

AGENDA ITEMS

1. [11-0356](#)

Clerk of the Board note: At the request of the El Dorado County Community Development Agency, this file is available for public viewing in advance of official publication of a Board of Supervisors regular meeting agenda. It is anticipated the Board will begin the Hearing of this matter on November 10, 2015 and continue their discussion to November 12th and 13th as necessary. The content of this agenda file is subject to change without notice and is being provided for informational purposes only.

Hearing to consider the recommendation of the Planning Commission on the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project and Final Environmental Report (EIR) and recommending the Board take the following actions:

- 1) Adopt Resolution certifying the Final EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Attachment 16B-Exhibit A), Make Findings of Fact (Attachment 16C-Exhibit A-1), and Adopt Statement of Overriding Considerations (Attachment 16D-Exhibit A-2); modified as necessary to accommodate the Planning Commission's recommendation as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B);
- 2) Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Attachment 16E-Exhibit B) with the proposed minor revisions outlined in the Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B);
- 3) Adopt Resolutions to approve community design standards (Attachments 16F-K-Exhibits C-H) for:
 - (a) Mixed Use Design;
 - (b) Landscaping and Irrigation;
 - (c) Outdoor Lighting;
 - (d) Mobile Home Park Design;
 - (e) Research and Development Zone Design; and
 - (f) Parking and Loading;
- 4) Adopt the Zoning Ordinance Update (Attachment 16N-Exhibit K) with the proposed minor revisions outlined in Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B);
- 5) Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Attachment 16L-Exhibit I), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B); and
- 6) Direct staff to return to the Planning Commission and Board of

Supervisors within approximately one year of adoption or earlier, if necessary, to review implementation of the Project.

A motion was made by Member Heflin, seconded by Member Pratt, to recommend the Board of Supervisors Approve staff's recommendations, including the "Planning Commission Recommendation on TGPA-ZOU Project", but with the exception of any discussions relating to TPZ.

Yes: 4 - Member Heflin, Member Miller, Member Pratt and Member Shinault

Noes: 1 - Member Stewart

A motion was made by Member Pratt, seconded by Member Miller, to recommend the Board of Supervisors Approve staff's recommendations, including the "Planning Commission Recommendation on TGPA-ZOU Project", on portions that have any impact to TPZ.

Yes: 3 - Member Miller, Member Pratt and Member Shinault

Noes: 1 - Member Stewart

Recused: 1 - Member Heflin

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.