



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

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

Char Tim, Clerk of the Planning Commission

Thursday, September 26, 2019

8:30 AM

Building C Hearing Room
2850 Fairlane Court
Placerville, CA 95667

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<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.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to 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.

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.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

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 three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M.

CALL TO ORDER / ROLL CALL

Meeting was called to order at 8:30 A.M. by Chair Miller, with all Commissioners present.

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 Williams, seconded by Commissioner Hansen, to Adopt the Agenda and Approve the Consent Calendar.

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

CONSENT CALENDAR

- 1. [19-1385](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 12, 2019.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Tiffany Schmid, Planning and Building Department Director, reported on the conceptual review for Town Center West, heard by the Board of Supervisors on September 24, 2019.

Breann Moebius, Deputy County Counsel, reported on the settlement agreement of the Diamond Village Apartments.

COMMISSIONERS' REPORTS

Commissioner Vegna reported on attending a dinner for the 100th anniversary of the US Army Transcontinental Motor Convoy.

Commissioner Williams reported on the Pre-Application regarding the proposed Dollar General Store in Cool. The applicant will be doing a community outreach on September 30, 2019 at the Cool Community Hall.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

2. [19-1386](#)

Hearing to consider a request for a Five-year Review of Special Use Permit S04-0028 (Conditional Use Permit CUP-R19-0008)**, an existing cellular telecommunications facility, on property, identified by Assessor’s Parcel Number 087-091-001, consisting of 38.71 acres, in the Latrobe area, submitted by Virtual Site Walk; and staff recommending the Planning Commission take the following actions:

- 1) Find Conditional Use Permit CUP-R19-0008 to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162(a) of the CEQA Guidelines;
- 2) Find that based on this Five-year Review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S04-0028; and
- 3) Add a new Condition of Approval as follows:

15. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 5 p.m. Monday through Friday.

(Supervisory District 2)

Public Comment: J. Grosso

Chair Miller opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff’s recommended actions with the following amendments: (a) Amend Condition of Approval 10 as identified in the Staff Memo dated September 25, 2019; and (b) Prepare a Radio Frequency analysis within 30 days for staff’s review and report back to the Planning Commission.

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

3. [19-1425](#) Hearing to consider the Diamond Village Apartments project (Planned Development PD19-0003)** to allow the construction and operation of ten multi-unit residential buildings and one community building totaling 80 multifamily residential units and one on-site manager unit in accordance with Senate Bill 35 (Government Code Section 65913.4) on property identified by Assessor's Parcel Number 051-461-059, consisting of 10.7 acres, in the Diamond Springs area, submitted by Sergei Oleshko; and staff recommending the Planning Commission take the following actions:
- 1) Find the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the California Environmental Quality Act Guidelines;
 - 2) Find the project to be consistent with the provisions of Senate Bill 35; and
 - 3) Approve Planned Development PD19-0003 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3)
- Item was withdrawn by applicant.**

ADJOURNMENT

Meeting was adjourned at 9:09 A.M. by Chair 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.