



COUNTY OF EL DORADO PLANNING COMMISSION

Board of Supervisors Meeting Room
330 Fair Lane, Placerville, CA 95667
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

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 TimClerk of the Planning Commission

DRAFT MINUTES

Special Meeting
August 13, 2014 – 12:00 p.m.

CALL TO ORDER

Meeting was called to order at 12:06 p.m. Present: Commissioners Stewart, Pratt, Heflin, and Mathews; Absent: Commissioner Shinault*; KayAnn Markham, County Counsel; and Cindy Johnson, Administrative Technician, Long Range Planning

ADOPTION OF AGENDA

Motion: Commissioner Stewart moved, seconded by Commissioner Pratt, and carried (4-0), to approve the agenda.

AYES: Heflin, Pratt, Stewart, Mathews
NOES: None
ABSENT: Shinault*

[Clerk's Note: *Commissioner Shinault arrived at 12:28 p.m. and took his place on the commission.]

PLEDGE OF ALLEGIANCE

AGENDA ITEMS

- 1. (11-0356) HEARING - Community Development Agency, Long Range Planning Division, recommending the Planning Commission receive public comment and prepare a recommendation to the Board of Supervisors on the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU). The County is proposing targeted**

amendments to certain General Plan Polices (TGPA) and a comprehensive update to the Zoning Ordinance (ZOU) to bring it into conformance with the General Plan as required by Government Code 65860. The Project would take effect county-wide in those areas that are under County jurisdiction including County lands outside the cities of Placerville and South Lake Tahoe that are not under the Jurisdiction of federal or state agencies or tribal lands.

Shawna Purvines explained that she was going to have the commission go through the Zoning Ordinance in the morning and Mapping in the afternoon. She then introduced the Power Point presentation.

Chair Mathews commented and asked questions on the following:

- Commissioners questions and recommendations
- Specific Items for revisions, how they will be handled
- Public Comments

Ms. Purvines commented on the following:

- Staff would like to hear recommendations
- Specific Items for revisions

David Defanti, Community Development Agency, explained that staff will begin talking with the commission tomorrow about starting to form a recommendation for the Board of Supervisors.

He also explained that staff is going through public comment currently and will be responding to it in the future.

Commissioner Stewart asked if staff will be providing a summary of all of the public comment to the commission.

Mr. Defanti explained that a summary of the comments is not going to be prepared, but staff is going to prepare a response to comments from the Draft Environmental Impact Report (DEIR), as required by state law.

Commissioner Stewart commented that there are also comments on the Zoning Ordinance and the General Plan that have categorized. It would be helpful to see the whole package summarized.

Ms. Purvines explained that discussions will take place regarding the public comments during the hearings.

Mr. Defanti explained that the public comments were taken into account when the key components memo was prepared for the hearings and is now available to the commission and the public. Also, staff would like to hear from the public if something is missing from the key components memo.

Commissioner Stewart asked questions regarding the following:

- Legal non-conforming uses sunset clause in Article 6;
- Where is the sunset; and
- Timelines.

Ms. Purvines explained that there is not one today that is the request.

Ms. Purvines also commented on the following:

- Track change memos;
- Memos identifying Major changes;
- Errata Sheet; and
- Recommended changes to the Zoning Ordinance.

PUBLIC COMMENT

Richard Boylan, Diamond Springs, voiced concern that the Commission review of the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA ZOU) is premature and any action should be deferred until the Environmental Impact Report is adopted.

Rob Vernon made comments on the following:

- Proposed Zoning Ordinance Update;
- Off highway vehicle use in residential neighborhoods;
- New nuisances; and
- Firearms.

William Hoffman made comments on the following:

- Off Highway vehicle motocross track; and
- Concerns with noise and dust.

Ellen VanDyke, Rural Communities United, made comments on the following:

- Confusion on posting of documents for the DEIR;
- Reviewing proposals of changes for the TGPA ZOU;
- Public does not really know what is being proposed for DEIR;
- DEIR Public Comments;
- Sections that were not included in the DEIR;
- Commission does not have big picture yet;
- Commissions' recommendation;
- Impacts that have not been analyzed;
- Changes to schedule of hearings; and
- Opportunity areas.

Linnea Marinco, Cool, made comments on the following:

- Rural Lands;
- Economic sustainability;

- Due process and citizen input; and
- Zoning Ordinance, home occupation still draft.

Sue Taylor made comments on the following:

- Too much information to digest for the TGPA ZOU;
- Rural vs. Urban Interface;
- Concerned with timing of meetings;
- Complete final review of project;
- Review of policies timelines;
- Policies are more restrictive;
- General Plan policies; and
- Agriculture districts clarification.

Brenda Morgan, Somerset, made comments on the following:

- Proposed and current zoning questions of RE5;
- Noise of chickens, turkeys, ducks and barking dogs; and
- Animal raising and keeping.

Valerie Zentner, El Dorado County Farm Bureau, made comments on the following:

- Transition that occurred with the General Plan, piece by piece;
- Key components memo is outstanding;
- Keep focus on Key components memo;
- Agriculture Opt In;
- Rural Regions; and
- Encouraged the commission to move on.

Chair Mathews called for a break at 2:05 p.m.

Chair Mathews had to leave for the day.

Chair Pro Tem Stewart reopened public comment at 2:30 p.m.

David Zelinsky commented that everyone that he knows in the Agricultural Community is happy with the changes to the TGPA ZOU and would like the commission to continue with the process.

Chair Pro Tem Stewart closed public comment.

Ms. Purvines continued her presentation of the power point and explained which maps were hung up on the wall.

Chair Pro Tem Stewart thanked Ms. Purvines for getting the two new maps for land use and what zone the parcels may become, and noted that these new maps will be posted online.

Ms. Purvines commented that these new maps are very specific with things that were changed for consistency within the General Plan.

Ms. Purvines continued with the power point presentation.

PUBLIC COMMENT

Noah Briel, El Dorado Hills, commented on the following:

- Commercial/rural designation;
- Create flexibility in the commercial uses; and
- Create ways to get to saying “maybe,” instead of “no.”

Valerie Zentner, El Dorado County Farm Bureau, agreed with what has been said thus far, and commented that it was agricultures request to allow commercial and industrial in the rural regions because they would be excluded otherwise.

Bill Bacchi, Lotus, commented on the following:

- Commerce in rural lands in El Dorado County, a lot of it is agriculture land;
- Natural resource land in the County is currently fenced off from any use; and
- We can't close the door on the natural resources in El Dorado County.

Chair Pro Tem Stewart closed public comment.

Discussion took place on the following topics:

- Commercial Main Street;
- Historic Overlays;
- Historic Guidelines;
- Rush of the General Plan;
- Agricultural Commissions' meeting and recommendation; and
- Next days' agenda discussion.

No further discussion took place.

Hearing was continued to Thursday, August 14, 2014 at 8:30 a.m.

ADJOURNMENT

At approximately 3:55 p.m. the hearing was continued to Thursday, August 14, 2014.

APPROVED BY THE COMMISSION

Authenticated and Certified:

Rich Stewart, Chair Pro Tem