



County of El Dorado

Planning and Building
Department
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Minute Order 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
Vacant - District 5

Char Tim, Clerk of the Planning Commission

Thursday, November 14, 2019

8:30 AM

Building C Hearing Room
2850 Fairlane Court
Placerville, CA 95667

3. 19-1509

Hearing to consider the Creekside Plaza project to request a Rezone (Z10-0009), a Tentative Parcel Map (P10-0012), and a Planned Development (PD10-0005) on property identified by Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VI, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt Resolution certifying the Environmental Impact Report subject to California Environmental Quality Act Findings;
 - 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
 - 3) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings as presented;
 - 4) Approve Tentative Parcel Map P10-0012 subdividing the project site into four parcels including a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation based on the Findings and subject to the Conditions of Approval as presented; and
 - 5) Approve Planned Development PD10-0005 as the official Development Plan for the proposed Creekside Plaza commercial center containing three buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3) (cont. 10/24/19, Item #4)

Public Comment: L. Brent-Bumb

Chair Miller opened the hearing and upon conclusion of the public comment

and staff input, closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to recommend Approval to the Board of Supervisors of staff's recommended actions with the following amendments: (a) Add new Condition of Approval requiring two loading zones; (b) Modify Condition of Approval 1.B by adding the following language after the word 'signage' "as provided for in the updated Creekside Plaza sign program attached to the Staff Memo dated November 12, 2019 (Response to Planning Commission Comments)"; (c) Modify Condition of Approval 5 by adding the following language after the words 'wall tenant signs' "as provided for in the updated Creekside Plaza sign program attached to the Staff Memo dated November 12, 2019 (Response to Planning Commission Comments)"; and (d) Adjust the calculations, as stated for the record, in Staff Memo dated November 12, 2019 (Response to Planning Commission Comments), Item 2-Creekside Plaza Sign Program, Monument Signs section.

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

Noes: 1 - Commissioner Williams