



County of El Dorado

Minutes - Final Planning Commission

Community Development
Agency
Development Services
Division
2850 Fairlane Court
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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

Thursday, June 25, 2015

8:30 AM

Building C Hearing Room

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

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.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair or Clerk prior to 8:30 a.m.

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 Current 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: 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

Absent: 1 - Member Heflin

ADOPTION OF AGENDA

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

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

Absent: 1 - Member Heflin

PLEDGE OF ALLIANCE TO THE FLAG

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.)

1. [15-0691](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 11, 2015.

A motion was made by Member Pratt, seconded by Member Miller, to Approve the Meeting Minutes of June 11, 2015.

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

Absent: 1 - Member Heflin

END OF CONSENT CALENDAR

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services,
Transportation, County Counsel)**

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

- 2. 15-0564** HEARING - To consider the recommendation of the Planning Commission on the Green Valley Mortuary and Cemetery project to rezone a 7-acre portion from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD); Development plan to allow for design flexibility in the development standards of the One-Acre Residential zone; and Special use permit revision to allow alteration of the existing mortuary chapel, crematory, and administration structure; alteration of existing monument sign; a 3,604 square-foot addition; and reconfiguration of the required parking [Z14-0011/PD14-0009/S94-0002-R] on property identified by Assessor's Parcel Number 102-030-28, consisting of 8.6 acres, in the Rescue area, submitted by Paul Phipps and Dennis Hamilton; and staff recommending the Board take the following actions:
- 1) Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301(e)(2);
 - 2) Approve Z14-0011 rezoning a 7-acre portion of Assessor's Parcel Number 102-030-28 from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) based on the Findings (Attachment 3B) presented;
 - 3) Conditionally approve Planned Development PD14-0009, as the official Development Plan, based on the Findings (Attachment 3B) and subject to the Conditions of Approval (Attachment 3C) presented;
 - 4) Conditionally approve Special Use Permit Revision S94-0002-R based on the Findings (Attachment 3B) and subject to the Conditions of Approval (Attachment 3C) presented; and
 - 5) Adopt Ordinance 5024 for said rezone. (Supervisory District 4) (Est. Time: 10 Min.)

Public Comment: P. Phipps

A motion was made by Member Pratt, seconded by Member Miller, to recommend Approval to the Board of Supervisors with proposed amendments as identified in the Staff Memo dated June 24, 2015 for this item.

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

Absent: 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.

**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.