



County of El Dorado

Minutes - Final Planning Commission

Community Development
Agency
Development Services
Division
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Rich Stewart, Chair, District 1
Gary Miller, First Vice-Chair, District 2
Brian Shinault, Second Vice-Chair, District 5
Jeff Hansen, District 3
James Williams, District 4

Char Tim, Clerk of the Planning Commission

Thursday, February 25, 2016

8:30 AM

Building C Hearing Room

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.

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 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 Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

ADOPTION OF AGENDA

A motion was made by Member Shinault, seconded by Member Miller, to Approve the agenda with the amendment to take separate action on each item listed in the Consent Calendar.

Yes: 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

PLEDGE OF ALLIEGANCE 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. [16-0028](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 14, 2016. [cont. 01/28/16, Item #1]

A motion was made by Member Miller, seconded by Member Shinault, to Approve the Minutes of the January 14, 2016 meeting.

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

Abstained: 2 - Member Williams and Member Hansen

2. [16-0117](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 28, 2016.

A motion was made by Member Williams, seconded by Member Miller, to Approve the Minutes of January 28, 2016.

Yes: 3 - Member Stewart, Member Miller and Member Williams

Abstained: 2 - Member Shinault and Member Hansen

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

3. [16-0040](#) Hearing to consider the House of Prayer Full Gospel Church project [Special Use Permit Revision S97-0011-R] to allow the expansion of the existing church, the addition of classrooms and offices, and a second building on property identified by Assessor's Parcel Number 060-550-11, consisting of 10.00 acres, located in the Garden Valley/Spanish Flat area, submitted by House of Prayer Full Gospel Church; and staff recommending the Planning Commission take the following actions:

- 1) Accept the previously-adopted Negative Declaration based on the Initial Study prepared by staff; and
- 2) Approve Special Use Permit Revision S97-0011-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

A motion was made by Member Shinault, seconded by Member Miller, to Approve this item with an amendment to Condition of Approval #3.

Yes: 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

4. [16-0041](#) Hearing to consider the Verizon Wireless Communication Facility Arrowbee Monopine project [Special Use Permit S15-0004]* to allow a new 90-foot tall monopine tower, outdoor equipment cabinets, standby diesel generator, and related ground equipment on property identified by Assessor's Parcel Number 105-140-06, consisting of 5.02 acres, located in the Placerville area, submitted by Verizon Wireless; and staff recommending the Planning Commission take the following actions:
 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 2) Approve Special Use Permit S15-0004 based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 4) (cont. 02/25/16, Item 4)

A motion was made by Member Shinault, seconded by Member Williams, to Continue this item to the March 24, 2016 meeting.

Yes: 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

5. [15-1409](#) HEARING - Consider a request submitted by Dave Souza, member of the Georgetown Preservation Society (GPS), and the GPS appealing the Planning Commission's February 25, 2016 approval of Design Review DR14-0005-S for the Georgetown Dollar General, a new 9,000 square foot commercial building, on property identified by Assessor's Parcel Numbers 061-362-01, 061-362-02, and 061-362-04, consisting of 1.2 acres, in the Georgetown area; and staff recommending the Board take the following actions:
 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff (Attachment G);
 2) Adopt the Mitigation Monitoring and Reporting Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures (Attachment 4E); and
 3) Deny the appeal, thereby upholding the approval of Design Review DR14-0005-S/Georgetown Dollar General by the Planning Commission on February 25, 2016, based on the Findings (Attachment 4C) and subject to the Conditions of Approval (Attachment 4D). (Supervisory District 4) (Est. Time: 3 Hr.)

A motion was made by Member Miller, seconded by Member Shinault, to Deny the appeal, thereby upholding the approval of DR14-0005-S by the Development Services Division Director on October 28, 2015 and to include the amendments identified in the Staff Memo dated February 23, 2016.

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

Noes: 1 - Member Williams

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.

*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.