



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
www.edcgov.us/bos/

## Legislation Details

---

**File #:** 22-0110      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 1/5/2022      **In control:** Planning Commission

**On agenda:** 1/27/2022      **Final action:** 1/27/2022

**Title:** Hearing to consider an appeal received from Jim Dillingham appealing the Planning and Building Department Director's December 8, 2021 conditional approval of Bean Barn Drive-Thru Coffee Shop (Staff Level Design Review DR20-0009) to allow the construction and operation of a new 360-square-foot commercial structure to be used as a Bean Barn shop. The project includes associated improvements for landscaping, lighting, and parking on property identified as Assessor's Parcel Number 083-132-001, consisting of 0.61-acre, in the Cameron Park Community Region, submitted by Angela Copeland; and staff recommending the Planning Commission take the following actions:  
1) Find Design Review Permit DR20-0009 Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures); and  
2) Approve Design Review Permit DR20-0009 based on the Findings and subject to the Conditions of Approval as presented.  
(Supervisory District 4)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - DR-A21-0004 Appeal Form, 2. B - Staff Report, 3. C - Findings, 4. D - Conditions of Approval, 5. E - Staff Report Exhibits A-J, 6. F - Notification Map Staff Level Approval (1000 feet), 7. G - Proof of Publication-Mountain Democrat, 8. H - Traffic Impact Analysis, 9. I - Botanical Survey Report, 10. J - Staff Memo 01-06-2022, 11. K - UPDATED Traffic Impact Analysis, 12. L - UPDATED Staff Memo 01-06-2022 (Includes Updated Traffic Impact Analysis), 13. Public Comment Rcvd 01-26-22, 14. Public Comment Rcvd 01-25-22, 15. Public Comment Rcvd 01-21-22, 16. Public Comment Rcvd 01-18-22

Date	Ver.	Action By	Action	Result
1/27/2022	1	Planning Commission	Approved	Pass