



# County of El Dorado

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## Legislation Details (With Text)

**File #:** 22-0341 **Version:** 1

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

**File created:** 2/14/2022 **In control:** Board of Supervisors

**On agenda:** 3/15/2022 **Final action:** 3/15/2022

**Title:** HEARING - To consider an appeal received from Angela Copeland appealing the Planning Commission's January 27, 2022 denial 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 drive-through coffee 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 Board of Supervisors 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) Uphold the appeal and approve Design Review Permit DR20-0009 based on the Findings and subject to the Conditions of Approval as presented by staff. (Supervisory District 4)

**FUNDING:** Appeal Fee. (General Fund)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Appeal Form - DR-A22-0001 Bean Barn DR20-0009, 2. B - BOS Staff Memo, 3. C - BOS Staff Memo Exhibits A-C, 4. D - PC Findings for Denial, 5. E - PC Minute Order 01-27-22, 6. F - PC Staff Memo 01-06-2022 (Includes Updated Traffic Impact Analysis), 7. G - Staff Level Staff Report, 8. H - Staff Level Findings, 9. I - Staff Level Conditions of Approval, 10. J - Staff Level Staff Report Exhibits A-J, 11. K - Proof of Publication - Mountain Democrat, 12. Public Comment BOS Rcvd. 3-14-2022, 13. FINAL Findings, 14. FINAL Conditions of Approval, 15. APPROVED STAMPED Maps

Date	Ver.	Action By	Action	Result
3/15/2022	1	Board of Supervisors	Approved	Pass

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### DISCUSSION / BACKGROUND

Request to consider an appeal request received from Angela Copeland on behalf of the Bean Barn, appealing the Planning Commission's January 27, 2022 denial of Staff Level Design Review DR20-0009/Bean Barn Drive-Thru Coffee Shop. Timely filed on February 10, 2022, Appeal DR-A22-0001 is a request submitted by Angela Copeland on behalf of the Bean Barn appealing the Planning Commission's denial of DR20-0009/Bean Barn to allow the construction and operation of a new 360-square-foot commercial structure to be used as a Bean Barn shop on the 0.61-acre property located on the southeast corner of the intersection between Cameron Park Drive and Mira Loma Drive, Supervisorial District 4. The project includes associated improvements for landscaping, lighting, and parking.

The Planning Commission unanimously approved appeal DR-A21-0004, thereby denying the project DR20-0009 during the January 27, 2022 hearing (Legistar 22-0110, Agenda Item 3). The Planning Commission's decision was based on concerns regarding requirements for pedestrian access. The representative for the Bean Barn, Angela Copeland, has modified the site plan to address the concerns.

### **ALTERNATIVES**

1. Deny the appeal by Angela Copeland (DR-A22-0001), thereby denying Design Review Permit, DR20-0009, and instruct staff to return with Findings for Denial.
2. Remand the project to the Planning Commission for further consideration.

### **OTHER DEPARTMENT/AGENCY INVOLVEMENT**

Department of Transportation

### **FINANCIAL IMPACT**

An appeal fee of \$239 has been received for this request; however, staff costs associated with the appeal will exceed the fee collected.

### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

### **STRATEGIC PLAN COMPONENT**

Good Governance and Economic Development. The project aligns with the Economic Development goals of the County's Strategic Plan, as it would develop business that would help provide job creation, and supports Good Governance goals by providing property tax from proposed improvements and sales tax revenues from retail activities.

### **CONTACT**

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