



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

Gary Miller, Chair, District 2
Brian Shinault, First Vice-Chair, District 5
James Williams, Second Vice-Chair, District 4
Jon Vegna, District 1
Jeff Hansen, District 3

Char Tim, Clerk of the Planning Commission

Thursday, December 14, 2017

8:30 AM

Building C Hearing Room

ADDENDUM

Item No. 8 is being requested by the applicant for a continuance to the January 11, 2018 meeting.

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

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.

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.

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, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

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

The meeting was called to order at 8:30 A.M. by Commissioner Miller.

Present: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE 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.)

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Adopt the Agenda, with the modification of moving Item #8 as the first agenda item due to the continuance request, and Approve the Consent Calendar, with Commissioner Hansen abstaining from Item #1 on the Consent Calendar.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

CONSENT CALENDAR

1. [17-1306](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of November 9, 2017.

Item was Approved on the Consent Calendar, with Commissioner Hansen abstaining.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

Roger Trout, Planning and Building Department Director, reported on items recently heard by the Board of Supervisors. Mr. Trout stated that in 2018, he would like to schedule a workshop for the Planning Commission on the discretionary approval process and to also agendize the Planning Commission Bylaws for review.

COMMISSIONERS' REPORTS

Commissioner Williams thanked Roger Trout for working with the Shingle Springs community recently.

PUBLIC FORUM / PUBLIC COMMENT

Kurt Smith spoke on the Planning Commission process in relation to the Villa Florentina project.

AGENDA ITEMS

2. [17-1307](#) Hearing to consider the Cal.net MUP (Auburn Lake Trails) project (Conditional Use Permit S17-0018)** to allow for the construction of one wireless communication facility on an existing water tower on property identified by Assessor's Parcel Number 073-231-06, consisting of 0.38 acre, in the Cool area, submitted by Cal.net; and staff recommending the Planning Commission take the following actions:
- 1) Find the project is exempt pursuant to Section 15301(b) of the California Environmental Quality Act Guidelines (Existing Facilities); and
 - 2) Approve Conditional Use Permit S17-0018 based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial District 4)

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Approve staff's recommended actions.

- Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

3. [17-1308](#) Hearing to consider the AT&T CAF 1 project (Conditional Use Permit S17-0004)* to allow for the construction of wireless telecommunication facilities on new monopine towers ranging in size from 120 to 160 feet, with ground equipment and fencing, on properties identified as follows: (a) Site 1-Old Fort Jim: Assessor’s Parcel Number 099-130-05, consisting of 15 acres, in the Pleasant Valley area, Supervisorial District 2; (b) Site 2-Nashville: Assessor’s Parcel Number 092-031-52, consisting of 10 acres, in the Nashville area, Supervisorial District 2; (c) Site 3-Buffalo Hill: Assessor’s Parcel Number 061-720-55, consisting of 1 acre, in the Greenwood area, Supervisorial District 4; (d) Site 4-Outingdale: Assessor’s Parcel Number 046-380-61, consisting of 10 acres, in the Somerset area, Supervisorial District 2; and (e) Site 5-Somerset: Assessor’s Parcel Number 093-160-08, consisting of 3.39 acres, in the Somerset area, Supervisorial District 2, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the five Initial Studies prepared by staff; and
 - 2) Approve Conditional Use Permit S17-0004 based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial Districts 2 and 4)

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff’s recommended actions with the following modifications: (a) Amend Finding 2.4, Conditions of Approval Nos. 17, 18, and 19 and add a new Condition as identified in the Staff Memo dated December 13, 2017; (b) Amend Condition of Approval No. 8 to reflect that five-year reviews are to return to the Planning Commission; and (c) Amend Finding 1.1 to add the following language: "In accordance with CEQA Guidelines Section 15074.1, the Planning Commission finds that the substitute mitigation measures are equivalent or more effective in mitigating or avoiding potentially significant impacts and that the substitute mitigation measures themselves will not cause any potentially significant effects on the environment."

- Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

4. [17-1311](#) Hearing to consider the Dowler project (General Plan Amendment A16-0004/Rezone Z16-0011)* on property identified by Assessor's Parcel Number 074-173-01, consisting of 1.61 acres, in the Greenwood area, submitted by Ray and Naomi Dowler; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
 - 2) Approve A16-0004 amending the General Plan Land Use designation for a 0.06-acre portion of Assessor's Parcel Number 074-173-01 from High-Density Residential to Commercial based on the Findings presented; and
 - 3) Approve Z16-0011 rezoning a 0.06-acre portion of Assessor's Parcel Number 074-173-01 from One-acre Residential to Commercial, Limited based on the Findings presented. (Supervisory District 4)

Public Comment: S. Taylor

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Continue the item off-calendar to allow the applicant and staff to potentially re-design the commercially zoned area of the parcel to conform with current commercial zoning standards and to analyze other options to facilitate the project without the multi-zoning or rezone aspect.

- Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

5. [17-1312](#) Hearing to consider the Oliver project (General Plan Amendment A17-0001/Rezone Z17-0003)* on property identified by Assessor's Parcel Number 329-162-59, consisting of 0.25 acre, in the El Dorado/Diamond Springs area, submitted by Veritas Capital LLC/Danny Oliver; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
 - 2) Approve A17-0001 amending the General Plan Land Use designation for Assessor's Parcel Number 329-162-59 from Commercial to High-Density Residential based on the Findings presented; and
 - 3) Approve Z17-0003 rezoning Assessor's Parcel Number 329-162-59 from Commercial, Limited to Single-Unit Residential based on the Findings presented. (Supervisory District 3)

A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to Approve staff's recommended actions.

- Yes:** 4 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen and Commissioner Vegna

- Noes:** 1 - Commissioner Williams

6. [16-0582](#) Hearing to consider the El Dorado Hills Memory Care (The Pavilions) project (Planned Development PD16-0003)* to allow the construction and operation of a 64-bed, single-story, 38,784 square-foot memory care facility on property identified by Assessor’s Parcel Number 124-140-33, consisting of 6.85 acres, in the El Dorado Hills area, submitted by Family Real Property; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d);
 - 3) Approve Planned Development PD16-0003 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Adopt a map amendment removing a portion of a vehicular access restriction recorded along Francisco Drive.

(Supervisory District 1)

Public Comment: K. Shultz, D. Sugihara, L. Patani, T. White, C. LeBeaux, D. Heise, S. Boyd, S. Taylor

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to Approve staff’s recommended actions with the following modification: (a) Add new Conditions of Approval as identified in the Staff Memo dated December 14, 2017.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

7. [17-1316](#) Hearing to consider the Saratoga Retail project (Design Review Revision DR08-0003-R)* for a Design Review revision to add one building and reduce square footage by 6,907 square feet on property identified by Assessor’s Parcel Numbers 120-690-07 and 120-690-08, consisting of 1.71 acres, in the El Dorado Hills area, submitted by Peter Navarra; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
 - 2) Approve Design Review Revision DR08-0003-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 1)

Public Comment: M. Hill, K. Anda, J. Nikakis, D. Sgamba, T. Adams, J. Eno, D. Meehan, H. Krogh, D. Bachman, M. Kay, W. Kilbourne, D. Sugihara, R. Eno, M. Tait, M. Garske, K. Shultz, B. Dollins, L. Patani, S. Taylor, B. Murrell, M. Hollis

A motion was made by Commissioner Vegna to Continue the item off-calendar. Motion FAILED for lack of a second.

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to take conceptual action to Deny the project and direct staff to return on January 11, 2018, with Findings for Denial.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

8. [17-0846](#)

Hearing to consider the El Dorado Hills Apartments project (General Plan Amendment A16-0001/Rezone Z16-0004/Specific Plan Revision SP86-0002-R-3/Planned Development Revision PD94-0004-R-3) on property identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of 4.56 acres, in the El Dorado Hills area, submitted by The Spanos Corporation; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Certify the Environmental Impact Report (State Clearinghouse No. 201704217) based on the Findings presented;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve A16-0001 adding a new policy under Objective 2.2.6 (Site Specific Policy Section) in the General Plan increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 47 dwelling units/acre for the 4.565-acre site within the Town Center East Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 based on the Findings presented;
- 4) Approve Specific Plan Amendment SP86-0002-R-3 amending the El Dorado Hills Specific Plan based on the Findings presented;
- 5) Approve Z16-0004 rezoning Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 from General Commercial-Planned Development to Multifamily Residential-Planned Development, with revisions to the Multifamily Residential zone district development standards being applicable to the proposed 214-unit apartment complex, based on the Findings presented; and
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development based on the Findings and subject to the Conditions of Approval presented. (Supervisorial District 1)

Applicant is requesting a continuance to the January 11, 2018 meeting.

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to Continue the item to the January 11, 2018, meeting as requested by the applicant.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

ADJOURNMENT

The meeting was adjourned at 3:07 P.M. by Commissioner Miller.

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.

**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.