



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

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

Char Tim, Clerk of the Planning Commission

Thursday, August 23, 2018

8:30 AM

Building C Hearing Room

ADDENDUM

Item # 9 is hereby added to the Consent Calendar

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

To listen to open session portions of the meeting in real time, dial (530) 621-7607. This specialized dial-in number is programmed for listening only and is operable when the audio system inside the meeting room is activated. Please be advised that callers will experience silence anytime the Commission is not actively meeting, such as during a break period.

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.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to 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.

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.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

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 three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M.

CALL TO ORDER

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

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 Williams, seconded by Commissioner Hansen, to Adopt the Agenda and Approve the Consent Calendar, with Commissioner Shinault abstaining from Item #1 and Commissioners Hansen and Williams abstaining from Item #9.

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

CONSENT CALENDAR

1. [18-1185](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 9, 2018.

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

END OF CONSENT CALENDAR

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

There were no Departmental Reports.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There were no Public Comments.

AGENDA ITEMS

2. [18-1186](#) Hearing to consider the Bado project (General Plan Amendment A18-0001/Rezone Z18-0001)* requesting a General Plan Amendment and Rezone on property identified by Assessor’s Parcel Number 061-200-06, consisting of 1.41 acres, in the Georgetown area, submitted by Paul Bado; 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 General Plan Amendment A18-0001 amending the General Plan land use designation for Assessor's Parcel Number 061-200-06 from Commercial to Medium Density Residential based on the Findings presented; and
 - 3) Approve Z18-0001 rezoning Assessor's Parcel Number 061-200-06 from Commercial, Main Street to One-acre, Residential based on the Findings presented.
- (Supervisorial District 4)

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Continue the item off-calendar at the request of staff.

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

3. [18-1187](#) Hearing to consider the Dowler project (General Plan Amendment A16-0004/Rezone Z16-0011)* requesting a General Plan Amendment and Rezone for a 0.11 acre portion 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 General Plan Amendment A16-0004 amending the General Plan land use designation for a 0.11 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 0.11 acre portion of Assessor's Parcel Number 074-173-01 from One-acre Residential to Commercial, Limited based on the Findings presented.
- (Supervisorial District 4)

A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions.

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

Noes: 1 - Commissioner Williams

4. [18-1211](#) Hearing to consider the Glass Hangar project (Conditional Use Permit S18-0006)* to allow the operation of a private heliport and storage hangar on an existing helipad and storage building on property identified by Assessor’s Parcel Number 088-410-04, consisting of 5.45 acres, in the Kelsey area, Supervisorial District 4, submitted by David and Sara Glass; 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 Conditional Use Permit S18-0006 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 4)

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

5. [18-1212](#) Hearing to consider the AT&T Short Place project (Conditional Use Permit S18-0007)* to allow the construction and operation of a wireless communication facility featuring a 160-foot tall monopine and associated equipment on property identified by Assessor’s Parcel Number 009-610-22, consisting of 10.7 acres, in the Pollock Pines area, Supervisorial District 5, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Conditional Use Permit S18-0007 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 5)

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff’s recommended actions with the following amendment: (a) Add new Condition of Approval as follows "The applicant shall provide to Planning Services evidence of the condition of Peavine Ridge Road prior to issuance of Building Permits. After construction activities cease the applicant shall provide evidence to Planning Services of the post-construction condition of Peavine Ridge Road. Any damage sustained to Peavine Ridge Road by construction activities shall be repaired by the project applicant."

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

6. [18-1214](#) Hearing to consider the Lake Forest Park project (Conditional Use Permit S18-0010)** to allow the construction and operation of a co-location wireless facility on a water tank on property identified by Assessor's Parcel Number 110-020-29, consisting of 4.64 acres, in the El Dorado Hills area, Supervisorial District 1, submitted by On Air, LLC; 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 S18-0010 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 1)

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions with the following amendments: (a) Add new Condition of Approval as follows "Any routine maintenance that requires running the generators or automatic recycling of the generators shall be performed between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday."; and (b) Add new Condition of Approval regarding the requirement for a Five-year Review by the Planning Commission.

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

7. [18-1215](#) Hearing to consider the Saratoga Retail Phase 2 project (Design Review Revision DR-R18-0001)* to reduce the square footage by 6,883 square feet, and revise building 3 to include a drive-thru aisle to DR08-0003/The Shops at El Dorado Hills, which was approved by the Planning Commission on January 22, 2009, 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, Supervisorial District 1, submitted by Peter L. Navarra; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Design Review Revision DR-R18-0001 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 1)

Public Comment: K. Schultz, D. Meehan, H. Krogh, W. Washburn, K. Payne, D. Sugihara, R. Eno, L. Patani, M. Garske, V. Talbott, B. Dollins, D. Gray, G. Wolfe

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to Approve staff's recommended actions with the following amendments: (a) Modify Findings 1.1 and 1.5 as identified in the Staff Memo dated August 22, 2018; (b) New Condition of Approval regarding Saratoga Way "No Parking" signage; (c) New Condition of Approval regarding the Department of Transportation's Intelligent Transportation Systems (ITS) program fee payment; (d) New Condition of Approval regarding using more mature vegetation for landscaping; (e) New Condition of Approval regarding delivery hours; and (f) New Condition of Approval regarding hours of construction.

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

8. [18-1245](#) HEARING - Community Development Services, Planning and Building Department, recommending the Planning Commission forward a recommendation to the Board of Supervisors to approve General Plan Amendment GPA18-0001 to adopt Policy TC-Xc to the Transportation and Circulation Element of the General Plan that would duplicate current Policy TC-Xa 3. Policy TC-Xa 3 is a 2008 voter adopted Measure Y Policy that requires new development to fully pay for road capacity improvements and is scheduled to sunset on December 31, 2018. New Policy TC-Xc would replace it as a Board of Supervisors adopted General Plan Policy, but without any sunset date.

Public Comment: K. Payne, L. Brent-Bumb

A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to recommend Approval to the Board of Supervisors of staff's recommended actions.

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

ADJOURNMENT

Meeting was adjourned at 3:05 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.

ADDENDUM

CONSENT CALENDAR

9. [18-1083](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 26, 2018. (cont. 08-09-18, Item #1)

Item was Approved on the Consent Calendar, with Commissioners Hansen and Williams abstaining.