



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, January 10, 2019

8:30 AM

Building C Hearing Room

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 8:31 A.M. by Commissioner Miller.

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

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

CONSENT CALENDAR

1. [18-1942](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of December 13, 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)

Tiffany Schmid, Planning and Building Department Director, reported that on January 8, 2019, the Board of Supervisors approved the Zoning Ordinance Minor Amendments related to Vacation Home Rentals. She also congratulated Commissioners Williams and Shinault on their recent re-appointments to the Planning Commission.

COMMISSIONERS' REPORTS

Commissioner Williams thanked Supervisor Ranalli for allowing him to serve on the Planning Commission for the past four years and is happy to continue serving as the Planning Commissioner for District IV for Supervisor Parlin. He also requested an update on the Dollar General litigation and County Counsel Dave Livingston provided a response.

Commissioner Vegna requested an update on the Quantum Care appeal going to the Board of Supervisors and County Counsel Dave Livingston provided a response.

Chair Miller stated that the Commission would continue the policy of announcing at the beginning of an agenda item if any Commissioner, in preparation of the hearing, had met with the applicant or their agent to discuss the project or conduct a site visit. County Counsel Dave Livingston provided additional information on this.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

2. [18-1943](#)

Hearing to consider the FRS El Dorado Hills project (Planned Development PD18-0001)* to allow for the construction and operation of a self-storage facility consisting of one 3,324 square foot two-story office building with a manager apartment and one 120,000 square foot three-story storage building on property identified by Assessor's Parcel Number 121-280-21, consisting of 5.55 acres, in the El Dorado Hills area, submitted by Watch Tower Bible and Tract Society of Pennsylvania; 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 California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
- 3) Approve Planned Development PD18-0001 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 1)

Public Comment: R. Rasmussen, S. Ferry

A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to Approve staff's recommended actions with the following amendment:
(a) Add language to the Conditions of Approval to mirror the County's Zoning Ordinance prohibiting outside storage on the site.

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

3. [18-1944](#) Hearing to consider the Superior Self Storage revision project (Conditional Use Permit Revision S01-0018-R-2/Planned Development Revision PD01-0010-R-2)* to allow the following revisions: a) Demolition of two 11,100 square foot covered RV parking structures; b) Removal of 72 outdoor recreational vehicle parking spaces; and c) Construction of one 2-story, 76,000 square-foot self-storage building on property identified by Assessor's Parcel Number 116-281-10, consisting of 5.92 acres, in the Cameron Park community region, submitted by Cambridge Self Storage Group LLC; 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 Conditional Use Permit Revision S01-0018-R-2 based on the Findings and subject to the Conditions of Approval as presented; and
 - 3) Approve Planned Development Revision PD01-0010-R-2 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

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

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

ADJOURNMENT

Meeting was adjourned at 10:22 A.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.