



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Minutes - Draft Planning Commission

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

Char Tim, Clerk of the Planning Commission

Thursday, November 14, 2019

8:30 AM

Building C Hearing Room
2850 Fairlane Court
Placerville, CA 95667

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<http://eldorado.legistar.com/Calendar.aspx>

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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 / ROLL CALL

Meeting was called to order at 8:30 A.M. by Chair Miller, with all Commissioners present.

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 Hansen, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar, with Commissioner Miller abstaining from Item #1.

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

CONSENT CALENDAR

- 1. [19-1657](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 24, 2019.
Item was Approved on the Consent Calendar, with Commissioner Miller abstaining.
- 2. [19-1658](#) Clerk of the Planning Commission recommending the Commission approve the 2020 Planning Commission Meeting Schedule.
Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Tiffany Schmid, Director of the Planning and Building Department, reported that Rob Peters was appointed as the new Deputy Director of Planning and in the coming months will start transitioning as the Department's representative at the Planning Commission meetings.

COMMISSIONERS' REPORTS

There were no Commissioners' reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

3. [19-1509](#)

Hearing to consider the Creekside Plaza project to request a Rezone (Z10-0009), a Tentative Parcel Map (P10-0012), and a Planned Development (PD10-0005) on property identified by Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VI, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt Resolution certifying the Environmental Impact Report subject to California Environmental Quality Act Findings;
 - 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
 - 3) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings as presented;
 - 4) Approve Tentative Parcel Map P10-0012 subdividing the project site into four parcels including a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation based on the Findings and subject to the Conditions of Approval as presented; and
 - 5) Approve Planned Development PD10-0005 as the official Development Plan for the proposed Creekside Plaza commercial center containing three buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3) (cont. 10/24/19, Item #4)

Public Comment: L. Brent-Bumb

Chair Miller opened the hearing and upon conclusion of the public comment and staff input, closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to recommend Approval to the Board of Supervisors of staff's recommended actions with the following amendments: (a) Add new Condition of Approval requiring two loading zones; (b) Modify Condition of Approval 1.B by adding the following language after the word 'signage' "as provided for in the updated Creekside Plaza sign program attached to the Staff Memo dated November 12, 2019 (Response to Planning Commission Comments)"; (c) Modify Condition of Approval 5 by adding the following language after the words 'wall tenant signs' "as provided for in the updated Creekside Plaza sign program attached to the Staff Memo dated November 12, 2019 (Response to Planning Commission Comments)"; and (d) Adjust the calculations, as stated for the record, in Staff Memo dated November 12, 2019 (Response to Planning Commission Comments), Item 2-Creekside Plaza Sign Program, Monument Signs section.

Yes: 3 - Commissioner Vegna, Commissioner Hansen and Commissioner Miller

Noes: 1 - Commissioner Williams

4. [19-1518](#)

Hearing to consider amending the General Plan Economic Development Element with the removal of Policy 10.1.6.4; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378(b) (4), there is no evidence that the proposed amendment to remove language specific to how Transient Occupancy Tax is spent qualifies this action as a "project" and therefore is exempt from CEQA review; and
- 2) Approve General Plan Amendment to remove Economic Development Policy 10.1.6.4 which states, "The majority of transient occupancy tax generated revenue shall be directed toward the promotion of tourism, entertainment, business and leisure travel in El Dorado County."

Public Comment: L. Brent-Bumb

Chair Miller opened the hearing and upon conclusion of the public comment and staff input, closed the hearing.

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

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

- 5. [19-1670](#) Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment (A14-0003) to amend the County General Plan Land Use Map designations; Specific Plan Amendments (SP12-0002 and SP86-0002-R) to amend the El Dorado Hills Specific Plan and adopt the Central El Dorado Hills Specific Plan; a Rezone (Z14-0005) of existing zone districts to Central El Dorado Hills Specific Plan zone districts; a Planned Development (PD14-0004) to establish a Development Plan for the proposed development; a Tentative Subdivision Map (TM14-1516) to create six large lots for the purpose of sale, lease, or financing of the development; and a Development Agreement (DA14-0003) between the County of El Dorado and Serrano Associates, LLC for the proposed project on property identified by Assessor’s Parcel Numbers 121-160-005, 121-040-020, 121-040-029, 121-040-031, 120-050-001, 120-050-005, 121-120-024(portion), consisting of 336 acres, in the El Dorado Hills Community Region, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission review the Staff Report, receive public comment, recommend certification of the Central El Dorado Hills Specific Plan Final Environmental Impact Report, and direct staff on recommendations to the Board of Supervisors regarding the Central El Dorado Hills Specific Plan project. (Supervisory District 1)

Public Comment: K. Loewen, C. Petersen, S. Petersen, R. Ross, J. Baker, S. Sikes, D. Neher, B. Sturch, B. Anderson, M. Morel, L. Patane, R. Drew, J. Richard

Chair Miller opened the hearing.

A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to recess the public comment and Continue the item to the December 12, 2019, meeting.

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

ADJOURNMENT

Meeting was adjourned at 2:59 P.M. by Chair 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.