



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

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

Julie Saylor, Clerk of the Planning Commission

Thursday, July 9, 2020

8:30 AM

**VIRTUALLY - See Agenda
for Details to View and
Participate**

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19:

To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the Meeting Room will be closed to members of the public and all public participation will be handled remotely.

PUBLIC PARTICIPATION INSTRUCTIONS: WATCH LIVE STREAM: To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/98808253520> or **PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Meeting ID 988 0825 3520

PUBLIC COMMENT PARTICIPATION: Speakers will be limited to 3 minutes or as otherwise provided by the Commission Chair. By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When you hear the item called that you wish to comment on, please follow the following instructions accordingly. **ONLINE LIVE STREAM:** When you hear the item called that you wish to comment on, press the "raise a hand" button. **PHONE IN:** When you hear the item called that you wish to comment on, press *9 to indicate a desire to make a comment. The clerk will call you by the last three digits of your phone number when it is your turn to comment.

If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email prior to the Planning Commission meeting. Please submit your comments to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action. The Clerk and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

The regular call in number will not be available for use. Please follow the phone-in instructions listed under the Public Participation Instructions in this agenda.

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

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 meeting of July 9, 2020 will be recorded via Zoom Webinar and available for Live Web Streaming on the internet at: <https://zoom.us/j/98808253520>

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 AM by Chair Vegna, with all Commissioners present. All Commissioners attended by remote attendance.

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

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.

Votes were by roll call.

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

CONSENT CALENDAR

1. [20-0789](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 25, 2020.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Rob Peters, Deputy Director of Planning, introduced Matthew Aselage, Assistant Planner, to the Commission. Mr. Peters provided an update to the Commission on the current status of the Planning Commission Hearing Room as it pertains to in-person meetings. Mr. Peters advised the Commission that the Planning and Building Department, Building C, will be opening to the public starting Monday, July 13, 2020.

Commissioner Williams questioned County Counsel for an update on the status of the Department of Transportation memo being uploaded to Legistar pertaining to the Cool General Retail Appeals. Breann Moebius, Deputy County Counsel, advised the Commission the memo was uploaded to Legistar and the Board of Supervisor's agenda was published July 8, 2020.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

- 2. [20-0790](#) Hearing to consider the Marble Valley Ridge Estates Time Extension request (Tentative Subdivision Map Time Extension TM-E20-0002) to request three one-year time extensions to an approved Marble Valley Ridge Estates Tentative Subdivision Map (TM06-1412) creating three residential lots and one open space lot, resulting in a new expiration date of March 11, 2023 on property identified by Assessor’s Parcel Numbers 119-310-039 and 119-320-026, consisting of 14.59 acres, in the Cameron Park area, submitted by Cambridge Oaks 14-3, LLC; and staff recommending the Planning Commission take the following actions:
 - 1) Find the Marble Valley Ridge Estates Tentative Subdivision Map Time Extension TM-E20-0002 consistent with the Mitigated Negative Declaration adopted for the approved tentative map pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Subsequent Environmental Impact Report (EIR)s and Negative Declarations); and
 - 2) Approve Marble Valley Ridge Estates Tentative Subdivision Map Time Extension (TM-E20-0002) granting three one-year time extensions to the approved Tentative Map TM06-1412 (Marble Valley Ridge Estates), resulting in a new expiration date of March 11, 2023, based on the findings and subject to the original Conditions of Approval as presented. (Supervisory District 2)

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

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

Votes were by roll call.

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

3. [20-0829](#) Hearing to consider the first reading of proposed Title 130 Zoning Ordinance Major Amendments (OR17-0002) and Title 120 Subdivisions Ordinance Amendments and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Recommend the Board of Supervisors approve the California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Environmental Impact Report (EIR) consistent with Sections 15162 and 15164 of the CEQA Guidelines (EXHIBIT A); and
 - 2) Recommend the Board of Supervisors approve the proposed major amendments to the Zoning Ordinance, incorporating additional changes recommended by the Planning Commission on July 9, 2020, and adopt an Ordinance for Title 130 Zoning Ordinance Major Amendments of the El Dorado County Ordinance Code (EXHIBIT B) as presented by staff; and
 - 3) Recommend the Board of Supervisors approve the proposed amendments to Title 120 of the El Dorado County Ordinance Code (EXHIBIT C) as presented by staff.

Public Comment: Sue, R. Miller

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

A motion was made by Commissioner Williams, seconded by Commissioner Miller, to Approve staff's recommended actions with the additional recommendations provided by the Planning Commission for Title 120 and Title 130 Major Amendments as outlined below:

Recommended additional modifications to Zoning Ordinance Title 130 Amendments as follows:

-Article 2, Section 3, Table 130.23.020:

- 1) Edit the use type 'Restaurant' under 'Industrial Low (IL)' column to P/CUP superscript 2.
- 2) Retain subsection 'NOTE 2' and revise to 'Is an ancillary use by right; P/CUP'.

-Article 3, Section 4, Table 130.35.030.1:

- 1) Restaurant and Brewpub: Parking Space Requirements - modify to: "1 per 225 sf." and spell out acronyms GFA and OUA.

-Article 4, 130.40.140:

-Section 6.D.1.b.:

- 1) Edit 'may be required' to 'shall be required'.
- 2) Recommend further review as to whether a minimum 12 foot inside radius is adequate for larger passenger vehicles.

-Section 6.D.1.c.:

- 1) Concerns posed as to whether 50 feet is appropriate. Recommend revising minimum to 75 feet from the nearest property line of any residentially zoned lot or residential use.

-Section 6.D.1.d.:

- 1) Concerns posed as to whether 50 feet is appropriate. Recommend revising minimum to 75 feet from the nearest property line of a residential land use.

-Section 6.D.4.:

- 1) Add 'onsite' after 'continuous' to clarify that this pedestrian access is not

within the public right-of-way.

-Article 4, Section 7, Figure 130-40-140.A:

1) Specify the 'Example' provided is called out as "typical" and not "site specific".

Article 5, 130.51.050:

-Section B:

1) Specify this section is intended to be utilized for County initiated projects. Development projects will be subject to the noticing requirements as set forth in Tables 130.51.050.1 and 130.51.050.2.

-Section C:

1) Recommended increase to 14 days prior to hearing.

-Section F. Table 130.51.050.1:

1) Change all asterisks within the Table to bullets or dashes for subcategories.

-Section H.b.:

1) Specify a minimum font size based on further review as to what distance the text is intended to be read (example: vehicle driving by or walk-up).

2) Add Project Type (Commercial or Residential) between 'PROPOSED' and 'DEVELOPMENT'.

3) Add Project description if Project Type is not included (as noted above).

-Section H.f.:

1) Revise minimum to at least 30 calendar days prior to the hearing for physical sign posting.

-Article 5, Section 19, 130.51.100:

1) Require a Public Outreach Plan for projects proposing 300 or more dwelling units.

-Section 19, 130.51.100.B:

1) Include 'attendance numbers' in the public outreach summary.

Recommended additional modifications to Subdivision Ordinance Title 120

Amendments as follows:

-Section 1, 120.24.085.B:

1) Specify this section is intended to be utilized for County initiated projects. Development projects will be subject to the noticing requirements as set forth in Tables 120.24.085.1, 120.48.065.1, and 120.76.090.1.

-Section 1, 120.24.085.C:

1) Recommended increase to 14 days prior to hearing.

-Section 1, 120.24.085:

1) Add a Public Outreach Plan to Title 120 (as specified in Title 130, shown below):

Public Outreach Plan:

For some Planning Commission-level and Board-level discretionary development projects, the Director may require the Applicant to prepare a public outreach plan to provide for early public notice and an opportunity for the public to provide input to the Applicant on the proposed development project.

A. The public outreach plan may include but shall not be limited to: 1) direct mailing to the property owners nearby (distance radius from the proposed project site parcel boundary) for the Project Type as noted in Tables 120.24.085.1, 120.48.065.1, and 120.76.090.1 that includes a description of the proposed project and methods for how to submit comments; and 2) one or more public workshops held in the community by the Applicant prior to any County public hearing on the proposed project.

B. The Applicant shall submit the public outreach plan to the Director for approval and inclusion in the public record. The Applicant shall implement the

public outreach plan and provide a summary to the Director of the outreach efforts conducted and public comments received which will be included in the agenda packet presented to the Planning Commission and/or Board of Supervisors.

2) Require a Public Outreach Plan for projects proposing 300 or more lots.

3) Include 'attendance numbers' in the public outreach summary.

-Section 1, Table 120.24.085.1:

1) Define 'lots' to include all lots (including undeveloped lots) in the count of lots within the glossary and to re-state the glossary definition of 'lots' within this section.

2) Require 'Physical Sign Posting' for 'Tentative Map – Revision' projects.

3) New subsection note. Note 5: Additional notified parties to include County recorded entities within the project notification range including, but not limited to, HOA's, Road Maintenance Entities, etc.

Votes were by roll call.

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

ADJOURNMENT

Meeting was adjourned at 12:37 PM by Chair Vegna.

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) 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.