



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, June 21, 2017 - 3:00 P.M.

Building C, Hearing Room

2850 Fairlane Court, Placerville, CA

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written Information from the Public: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 3:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: http://www.edcgov.us/Government/Planning/Zoning_Administrator.aspx

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact Planning Services after action has been taken.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE
WITHIN THE PLANNING SERVICES OFFICE**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **VARIANCE** (Public Hearing)

- a. **Variance V17-0001/Bennett Garage Variance** submitted by MIKE & STACY BENNETT to allow a reduction in the front yard setback from 20 feet to 10 feet and a reduction in the parking area from 20 feet to 18 feet to allow for the development of a detached garage. The property, identified by Assessor's Parcel Number 016-532-14, consisting of 0.196 acres, is located on the south side of Glenridge Parkway, approximately ½ mile west of the intersection with State Route 89 and Glenridge, in the Glenridge Park area, Supervisorial District 5. (County Planner: Amanda Ross) (Categorical Exemption pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)*

STAFF RECOMMENDATION: Conditional Approval
ACTION:

5. **TENTATIVE PARCEL MAP TIME EXTENSION** (Public Hearing)

- a. **Tentative Parcel Map Time Extension P07-0013-E/Serrano Village J5 Phase 1 Retail** submitted by SERRANO ASSOCIATES LLC a request for six one-year time extensions to the approved Serrano Village J5 Tentative Parcel Map P07-0013 creating nine commercial lots and one remainder lot, resulting in a new expiration date of August 14, 2023. The property, identified by Assessor's Parcel Number 123-570-01, consisting of 11.67 acres, is located on the southeast corner of Sienna Ridge Drive and Bass Lake Road, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Evan Mattes) (Previously certified El Dorado Hills Specific Plan Environmental Impact Report)

STAFF RECOMMENDATION: Conditional Approval
ACTION:

6. **ADJOURNMENT**

Respectfully submitted,
ROGER TROUT, Interim Planning and Building Director

All persons interested are invited to attend and be heard, or to write their comments. 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 submitted at, or prior to, the public hearing. Any written correspondence should be directed to County of El Dorado Community Development Agency, Development Services Division-

Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*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.