



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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## AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, April 18, 2018 - 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/Pages/zoning\\_administrator.aspx](http://www.edcgov.us/Government/planning/Pages/zoning_administrator.aspx)

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

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

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

- a. **Tentative Parcel Map P17-0005/Thompson** submitted by DEATRA THOMPSON to create a subdivision of four single family residential lots measuring 7,400 to 7,500 square feet. The property, identified by Assessor's Parcel Number 080-162-17, consisting of 0.682 acre, is located on the north side of Golden Bear Trail, approximately 0.4 mile west of the intersection with Pioneer Trail, in the South Lake Tahoe area, Supervisorial District 5. (County Planner: Mark Millard) (Categorical Exemption pursuant to Section 15315 of the CEQA Guidelines)\*

STAFF RECOMMENDATION: Conditional Approval  
ACTION:

5. **VARIANCE** (Public Hearing)

- a. **Variance V17-0003/La Chaive** submitted by LA CHAIVE LLC/MICHAEL MELARKEY to allow a reduction in the front yard setback from 20 feet to 10 feet to allow for the development of a detached garage. The property, identified by Assessor's Parcel Number 014-322-11, consisting of 12,254 square feet, is located on the west side of Antelope Way, approximately 288 feet north of the intersection with Alder Ave, in the Tahoma area, Supervisorial District 5. (County Planner: Emma Carrico) (Categorical Exemption pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)\*

STAFF RECOMMENDATION: Conditional Approval  
ACTION:

6. **ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, Planning and Building Department 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 Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto: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.