



PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

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CONFORMED AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, August 21, 2019 - 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

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. **MINOR USE PERMIT** (Public Hearing)

- a. **Minor Use Permit MUP19-0001/Heavenly DAS** submitted by HAUGE BRUECK ASSOCIATES (Agent: Rob Brueck) for the construction and operation of a Verizon neutral host wireless communication facility within the California Main Lodge-parking lot of the Heavenly Ski Resort consisting of the following: 1) A 1,050 square foot building located within the existing paved parking lot that would contain the hub of communication and electrical equipment including a backup generator; 2) Colocation of one (1) 45-foot tall monopole on an awards podium replacing an existing flag pole adjacent to the World Cup ski lift base terminal (i.e., node); and 3) Associated trenching, directional boring, plowing, and installation of gas, fiber and power lines beneath the existing paved parking lot at the bottom of the ski area at the California Lodge. The property, identified by Assessor's Parcel Number 030-370-004, consisting of 60 acres, is located at the intersections of Wildwood Ave., Saddle Road and Keller Road, in the Lake Tahoe Basin area, Supervisorial District 5. (County Planner: Melanie Shasha, 530-621-6530) (Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines)*

STAFF RECOMMENDATION:
ACTION: APPROVED

Conditional Approval

5. **VARIANCE** (Public Hearing)

- a. **Variance V18-0005/Chellappan** submitted by SATHEESH CHELLAPPAN to reduce the required 20-foot front yard setback from the edge of the 32-foot wide road and public utilities easement for Guadalupe Drive to zero feet to allow for development of a single-family residence and attached garage. The property, identified by Assessor's Parcel Number 110-460-017, consisting of 1.46 acres, is located on the north side of Guadalupe Drive, approximately 400 feet south of the intersection with Francisco Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Tom Purciel, 530-621-5903) (Categorical Exemption pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

Public Comment: E. di Napoli, N. Witt, R. Brecek, L. Crawford, J. Gallego, P. Gelhaus, V. Das, G. Buritica

ACTION: Referred to the Planning Commission pursuant to section 130.60.030(B) of the County Ordinance.

6. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **Tentative Parcel Map P19-0002/Sandstone** submitted by GP DEVELOPMENT, INC., dividing a 1.64 acre property into three parcels ranging in size from 0.37 acres to 0.81 acres. The property, identified by Assessor's Parcel Number 117-100-009, consisting of 1.64 acres, is located on the northwest side of the intersection of Golden Foothill Parkway and Sandstone Drive within the El Dorado Hills Business Park, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Evan Mattes, 530-621-5994) (Categorical Exemption pursuant to Section 15315 of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

ACTION: APPROVED

7. **ADJOURNMENT**

Respectfully submitted,
TIFFANY SCHMID, 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.

*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.