



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, January 19, 2022 - 3:00 P.M.

VIRTUALLY-See Agenda for Details to Participate

PUBLIC PARTICIPATION INSTRUCTIONS: As a result of new guidance from the California Department of Public Health, in order to minimize the spread of the COVID19 virus, the Meeting Room will be closed to the public and staff will be participating remotely in accordance with Government Code § 54953(e). The meeting will continue to be live-streamed via Zoom.

Members of the public may address the Zoning Administrator via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 839 7072 1130. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Zoning Administrator meeting go to <https://us06web.zoom.us/j/83970721130>.

PUBLIC COMMENT PARTICIPATION: If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded.

If you choose not to observe the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comments to the Zoning Administrator at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Zoning Administrator meeting will be delivered to the Zoning Administrator prior to any action.

The Zoning Administrator 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.

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

- a. **Tentative Parcel Map P21-0005/El Dorado Senior Village Apartments** submitted by SERGEI OLESHKO for a streamlined ministerial Tentative Parcel Map Permit in accordance with the provisions of California Senate Bill 35 (SB 35) (Streamlined Ministerial Approval of Affordable Housing) for a Tentative Parcel Map reconfiguring two (2) lots existing as a 5.881-acre parcel and a 2.31-acre parcel into two proposed lots of 3.56-acres (Parcel One) and 4.51-acres (Parcel Two). The property, identified by Assessor's Parcel Number 331-221-034, consisting of 8.2 acres, is located on the south side of Pleasant Valley Road, approximately 600-feet west of the intersection with Koki Lane, in the El Dorado area, Supervisorial District 3. (County Planner: Matthew Aselage, 530-621-5977) (Statutory Exemption pursuant to Section 15268 of the CEQA Guidelines)*

STAFF RECOMMENDATION: Conditional Approval

5. **CONDITIONAL USE PERMIT** (Public Hearing)

- a. **Conditional Use Permit CUP20-0005/Saratoga Lane Outdoor Auto Storage** submitted by ADAM CROXTON to allow for the construction and operation of an outdoor vehicle storage area with associated sales and rentals. The property, identified by Assessor's Parcel Number 109-213-010, consisting of 1.33 acres, is located on the north side of Saratoga Lane approximately 0.2 mile southeast of the intersection with Robin Lane, in the Cameron Park area, Supervisorial District 2. (County Planner: Evan Mattes, 530-621-5994) (Mitigated Negative Declaration)

STAFF RECOMMENDATION: Conditional Approval

- b. **Conditional Use Permit CUP21-0005/Rapha Cattery** submitted by ALAN AND GRETA STRONG to allow operation of a small home-based cattery business consisting of no more than 15 pedigree ragdoll cats. The property, identified by Assessor's Parcel Number 109-450-007, consisting of 5.0 acres, is located on the southeast side of Fernwood Drive, approximately 2500-feet south of the intersection with Farrell Road, in the Shingle Springs area, Supervisorial District 2. (County Planner: Matthew Aselage, 530-621-5977) (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)*

STAFF RECOMMENDATION: Conditional Approval

6. **ADJOURNMENT**

Respectfully submitted,
KAREN L. GARNER, Planning and Building Department Director

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 Zoning Administrator. 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 Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to 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.