

Agenda of: September 10, 1986

Item #: 3.a.

STAFF: D. TRAFFENSTEDT

STAFF REPORT

SPECIAL USE PERMIT

FILE NO.: S86-26

APPLICANT: PACIFIC STATES DEVELOPMENT CORPORATION

REQUEST: One-year extension of the use permitted by S84-34, a 320 sq. ft. temporary real estate sales office for on-site subdivision sales.

LOCATION: 150 feet north of Powers Dr. and Glen Ridge Way intersection

APN/ACREAGE: 107-301-06
18,656 sq. ft.

GENERAL PLAN AREA: El Dorado Hills/Salmon Falls Area

LAND USE DESIGNATION: High Density Residential

ZONING: R1, Single Family Residential Zone District

ENVIRONMENTAL DOCUMENT: Negative Declaration filed on 8/29/86.

BACKGROUND

Special Use Permit S84-36 was issued in June 1984. This 1984 permit allowed a 320-square foot temporary real estate sales office for the Pacific States Development Corporation to be located on the property for a maximum of two years from the date of approval of the permit.

The purpose of the current application is to extend the temporary real estate sales office use for an additional year. Approximately 23 lots remain in the subdivision.

DISCUSSION

Site Description: The applicant has identified that the 18,656 square foot site has a slope ranging from 16 to 20 percent. The 320-square foot temporary real estate office, a gravel parking area, and drive isle are already located on the site.

Single family homes are located to the south, east, and west. The lot north of the site is proposed to contain a single-family home, but is presently vacant. To the northwest is an undeveloped area, not part of the subdivision.

The surrounding zoning and land use designation is as follows:

	<u>Zoning</u>	<u>Land Use Designation</u>
North	RI	High Density Residential
South	RI	High Density Residential
East	RI	High Density Residential
West	RI	High Density Residential

Access and Parking: The site access is from Powers Drive, 150 feet north of Glen Ridge Way. All of the roads in the Pacific States Subdivision have been completed. The gravel parking area adjacent to the real estate office appears to be wide enough to allow a maximum of two cars to be parked on the site.

GENERAL PLAN CONFORMANCE

This proposal conforms to the policies of the El Dorado County Long Range Plan and El Dorado Hills/Salmon Falls Area Plan.

RECOMMENDATION

Staff recommends that the Zoning Administrator approve S86-36 subject to the following conditions and based on the following findings:

Conditions

1. The location of structures and uses shall conform with the approved site plan and with Special Use Permit S84-36.
2. This Permit shall be declared null and void within one (1) year from the date of approval of this Special Use Permit or when all lots in the subdivision are sold--whichever comes first.
3. The conditions imposed run with the use of the land and the conditions are binding on each owner.
4. The real estate sales office is exclusively for sales of parcels within the Pacific States Subdivision.

Findings

The request to allow a temporary real estate sales office in an R1 Zone is:

1. Authorized by Section 17.28.030 of the El Dorado County Code.
2. Not considered detrimental to the public health, safety, and welfare or injurious to the neighborhood.
3. Found to be in conformance with the requirements of Chapter 17.22, Special Use Permits, of the El Dorado County Code.
4. Found to comply with the requirements of the El Dorado County General Plan.

The Mountain Democrat

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Mountain Democrat, 445 Main Street, a newspaper of general circulation, printed and published Monday, Wednesday & Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

AUGUST 29

all in the year 1986

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 29th day of August, 1986

Joanna Stefanski
Signature

This space for the County Clerk's Filing Stamp

Proof of Publication of

NOTICE OF PUBLIC HEARING

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The El Dorado County Zoning Administrator will hold a public hearing in Conference Room A, Building A, El Dorado County Office Center, 330 Fair Lane, Placerville, California, 95667, on September 10, 1986 at 9:00 a.m. to consider the following items:

S-88-28, Special Use Permit submitted by **PACIFIC STATES DEVELOPMENT CORPORATION** to allow a one-year extension of the use permitted by S84-36, a 320 sq.ft. temporary real estate sales office for on-site subdivision (Ridgeview Village units) sales in an R1, Single Family Residential, Zone on 18,656 sq. ft.

The property (Assessor's Parcel No. 107-301-06) is located 150 ft. north of the Powers Drive and Glen Ridge Way intersection, in the **El Dorado Hills/Salmon Falls Area**.

S-88-36, Special Use Permit submitted by **EQUIPAGE CORPORATION** to allow the placement of a mobile home as a temporary subdivision sales office (Highland Village Subdivision) in an R20,000, One-Half Acre Residential, Zone on .801 acre.

The property (Assessor's Parcel No. 67-450-16) is located on the northeast corner of Highland Hills Drive and Silva Valley Road on Lot #16 of the Highland Village Subdivision, in the **El Dorado Hills/Salmon Falls Area**. (Negative Declaration filed)*

TUP88-02, Temporary Use Permit submitted by the **TAHOE VALLEY LIONS CLUB** to allow a one-day rodeo festival (The International Lumber Jack Show), in an A, Agricultural, Zone on 25 acres.

The property (Assessor's Parcel No. 33-110-03) is located on the corner of Elks Club Drive and Highway 50, on the Sunset Coral property adjacent to the South Lake Tahoe Airport, in the **Tahoe Basin** (1960 General Plan).

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission and/or Board of Supervisors. If you challenge the applications 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 and/or Board at, or prior to, the public hearing.

*A Negative Declaration has been prepared for this project and may be reviewed in the Planning Division of the Community Development Department during normal business hours

EL DORADO COUNTY
PLANNING COMMISSION
LARRY D. WALROD
Zoning Administrator

1226.6 Mt Demo 11 0829

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EL DORADO COUNTY PLANNING DIVISION
LARRY D. WALROD, Zoning Administrator

MOUNTAIN DEMOCRAT

1 - Time

Date: August 29, 1986

NOTICE OF PUBLIC HEARING

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Planning Division
LARRY D. WALROD, Zoning Administrator

S86-26



EL DORADO COUNTY PLANNING DEPARTMENT
LABEL REQUEST FORM

P/C MEETING OF: _____

GROUP NO: _____

035
S86 26

APPLICANT'S NAME:

Pacific States

SUBDIVISION (2 SETS LABELS + LIST)
PARCEL MAP (1 SET LABELS + LIST)
VARIANCE (1 SET LABELS + LIST)

S.U.P. (1 SET LABELS + LIST)
ZONING (2 SETS LABELS + LIST)
AMENDMENT (2 SETS LABELS + LIST)

PRINT AS INDICATED ABOVE

DELETE GROUP FROM FILE

ASSESSOR'S PARCEL NUMBERS

④	:1.0.7:3.0.1:0.6.	:1.0.7:2.3.1:0.1.	:	:	:	:	:	:	:
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COMPLETED BY: Dallis Trofnerstadt

DATE: 8-26-86

IN HOUSE PERMIT SCHEDULE

PROJECT NO. S86 26

APPLICANT'S NAME: Pacific States Develop. Corp

ASSIGNED TO: Peter

Secretary:

1. Application Received (file set-up & project assigned) -4/29 4/26

Project Planner

2. Receives files, completes distribution list, reviews preliminary checklist, & returns to secretary. 6/4

Secretary

3. Logs in files, completes early consultation letter, & returns file to Principal Planner. (Date rec'd _____) (Environ. doc., parceling sheets, etc. prepared.)

Principal Planner

4. Signs early consultation letter & reviews file.

Secretary

5. Distributes letter(s). (Secretary holds files at her desk until the 10-day review period has been reached) (Date early cons. rec'd: _____).

Special Meetings:

- Tech. Review _____
- Design Review _____
- Ag. Comm. _____
- Housing Comm. _____
- Recreation Comm. _____

Secretary

6. Pulls project files & gives to project planners. 6

Project Planner

7. Site visit

8. Staff report due.

Principal Planner

9. Reviews typed staff report & returns to sec'y.

10. Negative Declaration (10-day or 30-day)

11. TENTATIVE MEETING DATE: Planning Comm. _____
Zoning Adm. _____
Board of Spvrs. _____

86/08/27		HEARING LABEL GROUP 035				PAGE 1
107-302-02-10 00 CLEMENT RALPH W CLEMENT KIM M 435 POWERS DR EL DORADO HILLS CA	035 95630	107-302-05-10 00 CLUPPER CHARLES B CLUPPER LAURIT A 2667 CORNADA CT SHINGLE SPRINGS CA	035 95682	107-332-03-10 00 DENNIS HARRY J DENNIS DIANE 3356 RIDGEVIEW DR EL DORADO HILLS CA	035 95630	
107-231-05-10 00 DINEEN KENNETH S DINEEN SUSAN 349 GLEN RIDGE CT EL DORADO HILLS CA	035 95630	107-231-03-10 00 DOUGLAS JAMES E DOUGLAS JANE C 448 POWERS DR EL DORADO HILLS CA	035 95630	107-231-09-10 00 EDWARDS DAVID ROSS EDWARDS NANCY LYN 518 POWERS DR EL DORADO HILLS CA	035 95630	
107-302-08-10 00 EICKERT LYLE E EICKERT JEANNETTE MARIE 481 POWERS DR EL DORADO HILLS CA	035 95630	106-150-11-10 00 EL DORADO HILLS INVESTORS 3864 PARK DR #204 EL DORADO HILLS CA	035 95630	107-332-02-10 00 GEIGER MARY E 3350 RIDGEVIEW DR EL DORADO HILLS CA	035 95630	
107-302-07-10 00 GORE GEORGE R GORE CHRISTIE J 1044 MARIEMONT AVE SACRAMENTO CA	035 95864	107-231-07-10 00 HARRISON JOHN M III HARRISON MARY S 3503 ROLPH WAY EL DORADO HILLS CA	035 95630	107-332-08-10 00 JOHNSON ALBERT C & MONICA 3392 RIDGEVIEW EL DORADO HILLS CA	035 95630	
107-301-02-10 00 JOHNSON BARBARA SWENSON ROY 3510 MESA VERDE EL DORADO HILLS CA	035 95630	107-301-01-10 00 JOHNSON BARBARA SWENSON ROY 3510 MESA VERDES EL DORADO HILLS CA	035 95630	107-231-01-10 00 KIRSCHMAN JAMES L KIRSCHMAN DIANNA J 348 GLEN RIDGE CT EL DORADO HILLS CA	035 95630	
107-232-02-10 00 KOCH BRADLEY W KOCH LORRAINE M 310 GLEN RIDGE WAY EL DORADO HILLS CA	035 95630	107-332-06-10 00 KOHLE JERRY L & BETTY D 3374 RIDGEVIEW DR EL DORADO HILLS CA	035 95630	107-231-02-10 00 LABOTZ RICHARD J LABOTZ RUTH E 5084 COCOA PALM WAY FAIR OAKS CA	035 95628	
107-231-08-10 00 LE NEAVE ROY G LE NEAVE MARILYN G 510 POWERS DR EL DORADO HILLS CA	035 95630	107-232-01-10 00 LIEBLER WILLIAM C LIEBLER WILLIAM C & KATHLEEN 489 POWERS DR EL DORADO HILLS CA	035 95630	107-302-06-10 00 MACKAY FORREST R MACKAY PAULA R 42 PRINCEVILLE CIRCLE SACRAMENTO CA	035 95831	

86/08/27		HEARING LABEL GROUP 035				PAGE 2
107-302-03-10 00 MAZLOOM MOHAMMAD MAZLOOM ZAHRA 100 PALABRA FOLSOM CA	035 95630	107-233-02-10 00 NELSON M KIM 305 GLEN RIDGE WAY EL DORADO HILLS CA	035 95630	107-301-04-10 00 PACIFIC STATES DEVELOPMENT P O BOX 1 EL DORADO HILLS CA	035 95630	
107-332-05-10 00 PRING LAWRENCE M & JUDY K USAF-CAP-LO MC CLELLAN AFB CA	035 95652	107-231-06-10 00 PROBERT LEONARD O PROBERT FILUMENA 2937 CALLE DEL SOL WAY RANCHO CORDOVA CA	035 95670	107-332-04-10 00 SAUNDERS GEORGE W 2522#A W MAC ARTHUR BLVD SANTA ANA CA	035 92704	
107-231-04-10 00 SCHOEFFLER WILLIAM R SCHOEFFLER MARJORIE E 720 HOWE AVE #101 SACRAMENTO CA	035 95825	107-233-01-10 00 SEITER NANCY L 5439 VENTAN PL CITRUS HEIGHTS CA	035 95610	107-332-07-10 00 SLIPER DAVID A & TAMMY H 3386 RIDGEVIEW DR EL DORADO HILLS CA	035 95630	
107-301-05-10 00 STEWART JERALD & JESSIE L SMITH-STEWART PAMELA L 3071 CAMBRIDGE RD CAMERON PARK CA	035 95682	107-302-04-10 00 TYLER ROBERT F & SUSAN A 2077 VISTA MAR DR EL DORADO HILLS CA	035 95630	107-233-03-10 00 VENERDI PETER ERNEST JR VENERDI GLORIA JEAN 517 POWERS DR EL DORADO HILLS CA	035 95630	
107-233-04-10 00 WILSON TYLER WILSON CAROL 527 POWERS DR EL DORADO HILLS CA	035 95630					