

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, JANUARY 3, 2017, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

Call to Order and Pledge of Allegiance to the Flag

Vice Chair Robey called the meeting to order at 6:00 p.m. then led those in attendance in the Pledge of Allegiance.

**Roll Call:**

Members Present: Robey, List, Lowry, Frenn  
Members Absent: Wolfe

Staff Present: Executive Secretary and City Planner Painter,  
Development Services Director Rivas

**1. CONSENT CALENDAR:**

**1.1 Agenda: Regular Meeting, January 3, 2017**

**1.2 Minutes: Regular Meeting, November 15, 2016**

**1.3 Item pulled from the Consent Calendar**

*The Consent Calendar was Approved by General Consent.*

**2. ITEMS PULLED FROM CONSENT CALENDAR**

**1.3 Temporary Mobilehome Permit (TMP) 01-02 – Marshall Medical Center – 1100 Marshall Way:** An update by Marshall Medical Center regarding the continued use of four commercial coaches authorized by the Planning Commission at the Medical Center. This update by Marshall Medical Center is required under TMP01-02 conditions of approval.

*Vice Chair Robey announced the item. Dana Rice, Director of Construction & Engineering at Marshall Medical Center, answered questions by the Commission regarding the update. APPROVED 4-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST, LOWRY AND ROBEY); MOTION BY MEMBER FRENN, SECONDED BY MEMBER LOWRY, TO ACCEPT AND FILE THE UPDATE BY MARSHALL MEDICAL CENTER REGARDING TMP 01-02.*

**3. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) – ITEMS NOT ON AGENDA**

*None received.*

**4. WRITTEN COMMUNICATIONS**

*Executive Secretary Painter announced the distribution of a Memorandum to the Commission regarding comments received for Item 5.2.*

## 5. PUBLIC HEARING

### 5.1 1361 Broadway – Site Plan Review 03-03-R:

Request for Major Change to the 2003 City approved Site Plan Review (SPR) 03-03, to construct one carport shade structure with photovoltaic solar panels on the site of an existing commercial automobile carwash and lube business located at 1361 Broadway, Placerville, CA. APN 002-251-20 and 002-261-11. Environmental Status: This project has been determined to qualify for a Class 3 Categorical Exemption, per Section 15303 (e) of the California Environmental Quality Act (CEQA) Guidelines. Staff: Andrew Painter, City Planner. The Planning Commission is requested to conditionally approve the Major Change.

*City Planner Painter presented staff's report. Applicant and property owner representative Luke Miller of Solar Hut addressed the Commission.*

**APPROVED 4-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST, LOWRY AND ROBEY); MOTION BY MEMBER LOWRY, SECONDED BY MEMBER LIST, TO:**

- I. *Find that the proposed project is exempt from environmental review per Section 15303(e) [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction of small structures, including accessory structures such as carports. The project consists of the construction of a carports affixed with solar panels, with electricity generation to serve the existing commercial business onsite and the electric grid, as a result the project is exempt from CEQA.*
- II. *Make the following findings regarding the Major Change project (SPR 03-03-R):*
  - A. *The project's installation and use of solar panels would promote energy conservation and is therefore consistent with Goal F and Policy 2 of Goal F of the Natural, Cultural and Scenic Resources Section of the General Plan.*
  - B. *Carport base color and kickplate base material would match that used on the onsite carwash/lube building, therefore meeting Site Plan Review Criteria 10-4-9(G)4(c) regarding the use of quality, durable material that is in harmony with surrounding buildings.*
- III. *Conditionally approve SPR 03-03-R subject to the Conditions of Approval provided as follows:*
  1. *Approval. SPR 03-03-R is approved as shown in Exhibit A of staff's January 3, 2017 staff report, and as conditioned or modified below.*
  2. *Project Location. The Project site is located at 1361 Broadway, Placerville; APN 002-251-20, 002-261-1. SPR 03-03-R approval shall apply only to the project location and cannot be transferred to another parcel.*
  3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*

4. *Expiration. The Project shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless a building permit has been obtained for the work authorized by the Commission prior to the date of expiration.*
5. *A construction permit by the Development Services Department is required. Applicant shall submit three complete construction copies of the carport along with associated documents to the Building Division for review and processing.*
6. *Revisions: Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.*
7. *Vehicle parking shall only be permitted where authorized under the approved SPR 03-03, and as amended under SPR 03-03-R.*
8. *Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.*
9. *All Conditions of Approval approved by the Planning Commission on September 2, 2003 for SPR 03-03 and CUP 03-01 shall remain in effect and shall be included by reference with the Major Change approval.*

**5.2 2013-2021 Housing Element RHNA Rezone: Program 3. High-Density Development – Unmet Need - General Plan Amendment (GPA 16-03), Zone Change (ZC 16-04) and Environmental Assessment (EA 16-01):**

Proposal by the City of Placerville to change the land use designation and zone classification on Assessor's Parcel Numbers 323-570-01 and 323-570-37, totaling approximately 7.60-acres, from Commercial (C) to Commercial – Housing Opportunity Overlay (C-HO), located at the intersections of Middletown Road and Cold Springs Road and Cold Springs Road and Placerville Drive. A Draft Initial Study - Mitigated Negative Declaration and Mitigation Monitoring Program has been prepared for the proposal.

*Member List announced his dismissal from the proceedings for this item due to the location of where he lives. Member List left the dais and sat in the audience. Vice Chair Robey announced the item. City Planner Painter presented staff's report. Public comment was received from Margaret Muff, Judy Madison, representing residents of the Middletown Oaks Subdivision, and John List.*

**APPROVED 3-0 (AYE VOTES FROM COMMISSIONERS FRENN, LOWRY AND ROBEY); MOTION BY MEMBER FRENN, SECONDED BY MEMBER LOWRY, TO:**

*Recommend that the City Council consider the following City-initiated proposals: (1) GPA 16-03, as described on Page 1 of staff's [January 3, 2017] report to the Commission; (2) ZC 16-04, as described on Page 1 of staff's [January 3, 2017] report to the Commission; and (3) EA 16-01, recommend that the Council receive, review and consider any and all opportunities and strategies available to the City in development, adoption and filing of the Mitigated Negative Declaration that would minimize any contemplated or potential negative impacts to the community through the adoption of Items (1) and (2).*

## **6. MATTERS FROM PLANNING COMMISSIONERS**

*Director Rivas responded to inquiry by Member Frenn regarding “parkets.”*

## **7. MATTERS FROM STAFF**

*Executive Secretary Painter announced upcoming items to be heard by City Council and the Planning Commission; provided Commission Members with copies of two articles regard the roll of planning commissions and planning commissioners, “On Being an Effective – and Satisfied – Planning Commission” and “Credibility, Respect, and Power”; and, provided copies of the January 17, 2017 Regular Meeting Agenda and item information packet.*

## **8. ADJOURNMENT**

*Vice Chair Robey adjourned the meeting at 8:00 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission

DRAFT