

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JANUARY 16, 2018, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Saragosa called the meeting to order; led those in attendance in the Pledge of Allegiance.

2. ROLL CALL:

Members Present: Frenn, Kiehne, Chair Saragosa, Vice Chair List

Members Absent: None

Staff Present: Painter, Rivas

3. CONSENT CALENDAR

a. Adoption of Agenda

Action: Approved by general consent on voice vote.

b. Approval of December 19, 2017 Regular Meeting Minutes

Action: Approved on voice vote. Motion Carried 2-0-2.

Motion by Member Frenn, seconded by Member Kiehne. Abstained: Chair Saragosa and Vice Chair List.

4. Items Removed from Consent Calendar (if applicable)

Not applicable.

5. Items of Interest to the General Public (Public Comment) not on Agenda (If applicable)

None received.

6. Communications (if applicable)

Not applicable

7. Public Hearing

260 Wiltse Road Project: Environmental Assessment (EA) 17-01, General Plan

Amendment (GPA) 17-01 And Zone Change (ZC) 17-03: Mark Heckey, Touchstone

Consultants, on behalf of Placerville128, LLC.; 260 Wiltse Road; Assessor's Parcel Number is 049-280-08; to consider and make recommendation to City Council on the following request:

A) GPA17-01: Change the Placerville General Plan Land Use Diagram designation on a 128- acre site from Low Density Residential (LDR) and High Density Residential (HDR) to Rural Residential (RR);

B) ZC17-03: Change the Placerville Zoning Map classification on the same 128-acre site from Medium Density Multi-Family Residential - Airport Overlay (R-3 - AO) and R1-20,000 Single- Family Residential Zone – Airport Overlay (R1-20-AO) to Estate Residential – Airport Overlay Zone (RE-AO). No physical change to the natural or built environment is proposed.

The Project is located within eastern Placerville at the southern end of Wiltse Road, south of Broadway, north of Barrett Drive, northwest of the Placerville Airport and adjacent to the City's Lumsden Park. Staff has prepared a Negative Declaration (EA17-01) for the request.

City Planner Painter presented staff's report. Mark Heckey and David Pucilowski, representatives of the property owner, addressed the Commission.

Action: Member Frenn moved staff's recommendation to:

I. Adopt staff's report, including all exhibits and figures as part of the public record;

II. Make the following recommendations to City Council:

A. Adopt the Negative Declaration (EA17-01) pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects the City of Placerville's independent judgment and analysis.

B. Make the following findings with respect to GPA17-01 and ZC17-03:

1. The GPA17-01 and ZC17-03 request were evaluated by the El Dorado County Airport Land Use Commission on September 7, 2017 and found to be consistent with the 2012 Placerville Airport Land Use Compatibility Plan.
2. Per Part I Land Use Diagrams and Standards of the General Plan, the proposed Estate Residential zone classification is a consistent zoning district with the proposed Rural Residential General Plan land use designation.
3. The project site and its 128-acres is not listed on the City's inventory of land suitable necessary to meet its Regional Housing Needs Allocation (RHNA), as set under Government Code Section 65584.09 and the City's General Plan's 2013-2021 Housing Element.
4. The Estate Residential (RE) zone classification is assumed under the 2013-2021 Housing Element (Chapter IV. A.2. Affordability by Income Group) is adequate to accommodate residential units affordable to either above moderate-income or moderate-income households.
5. The request would have the potential in assisting the City in meeting its 2013-2021 Housing Element RHNA for future RHNA allocation shares of above-moderate-income or moderate-income units.

C. Adopt a resolution approving General Plan Amendment 17-01 involving the request for a General Plan amendment to Part I Land Use Diagrams and Standards of the General Plan from Low Density Residential and High Density Residential to Rural Residential for APN 049-280-08.

D. Adopt an ordinance approving Zone Change 17-03 involving the request to change the zone classification on the Placerville Zoning Map from R1-20 (Single-Family Residential Zone) and R-3 (Medium Density Multi-Family Residential), with Airport Overlay Zone (AO), to Estate Residential Zone – Airport Overlay (RE-AO) for APN 049-280-08.

Motion was seconded by Vice Chair List. Motion carried 3-1 on roll call vote. Ayes: Frenn, List and Saragosa. Noes: Kiehne.

8. New Business

a. Approval of November 7, 2017 Regular Meeting Minutes

Action: Approved on voice vote of motion by Member Kiehne to approve Minutes. Motion carried 3-0-1. Abstained: Member Frenn.

b. Approval of November 7, 2017 Joint Planning Commission and Recreation and Parks Commission Meeting Minutes

Action: Approved on voice vote of motion by Member Kiehne to approve Minutes as amended. Motion carried 3-0-1. Abstained: Member Frenn.

9. Matters from Commissioners and Staff

Member Frenn inquired as to if the City has a process to acknowledge or recognize an individual or business for an exceptional contribution to the City.

Chair Saragosa inquired and staff provided a response as to repairs to the water leak on Coloma at Spring Street.

Staff updated the Commission on upcoming agenda items.

10. Adjournment

At 7:29 p.m., Chair Saragosa adjourned to the Regular Meeting of February 6, 2018.



Andrew Painter, Executive Secretary
Placerville Planning Commission