

## MINUTES

### REGULAR MEETING CITY OF PLACERVILLE PLANNING COMMISSION TUESDAY, FEBRUARY 16, 2016, 6:00 P.M. TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

#### **Call to Order and Pledge of Allegiance to the Flag**

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

#### **Roll Call:**

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

*Members Absent: None*

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

#### **1. CONSENT CALENDAR:**

**1.1 Agenda: Regular Meeting, February 16, 2016**

**1.2 Minutes: Regular Meeting, January 19, 2016**

*Without objection, the Consent Calendar was adopted as amended.*

#### **2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)**

*None*

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

##### **3.1 Oral Communications**

*None*

##### **3.2 Written Communications**

*None*

#### **4. PUBLIC HEARINGS**

##### **4.1 209 Main Street –SPR 76-05-R**

Request to alter the exterior of an existing commercial restaurant building and site resulting in a major change to an approved Site Plan Review. Alterations involve the addition of wood cladding to each of the building's masonry roof support piers and wall

pilasters; the installation of corrugated metal paneling below the north and south roof gables and at the west building entrance; the installation of new exterior light fixtures. **Applicant:** Jack Russell Restaurant and Bar. **Owner:** Puthuff Family Partnership. **Location:** 209 Main Street. APN 001-201-**Staff:** City Planner Painter

*City Planner Painter presented staff's report. Applicant representative Dennis Thomas addressed the Commission. Property owner Judy Puthuff addressed the Commission. Public comment was received from Kirk Smith.*

*Following Commission discussion, the motion to make the findings presented in staff's report and conditionally approve the SPR 76-05-R, involving the addition of wood cladding to each of the building's masonry roof support piers and wall pilasters; addition of corrugated metal panels along the north, west and south building elevations; and, the installation of new exterior light fixtures, as follows was approved on Member Frenn's motion, Member Lowry's second, on 5-0 vote:*

*Findings:*

- A. The request involves minor alterations to an existing structure and site, therefore, is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines.*
- B. The commercial restaurant building at 209 Main Street was constructed after Planning Commission approval granted under SPR 76-05 in 1976.*
- C. The commercial restaurant building at 209 Main Street is not listed on the City Historic Resources Inventory, the State Register of Historic Resources, or the Federal Register of Historic Places.*
- D. The request as conditioned is consistent with Goal B of the General Plan's Community Design Section, and Zoning Ordinance Section 10-4-9(G)3 and 4, in that the visual quality and use of durable materials of proposed alterations, involving wood cladding, exterior lighting and the installation of fencing, will enhance the site and visually improve the commercial building as seen from SR 49 and US 50 that are adjacent to the site.*
- E. The minor alterations would have no significant adverse change to the caboose, a City designated historical structure located within the adjoining Constitution Railroad Plaza northwest of project site, in that the Major Change request is located entirely within the 209 Main Street site and would not demolish, destroy, relocate or alter the caboose.*
- F. Conditions of Approval Nos. 1 and 3 of the 1976 approval of SPR 76-05 have been met and are deemed no longer necessary.*

### *Conditions of Approval*

1. *Approval. Approval of SPR 76-05-R allows the addition of wood cladding to each of the building's masonry roof support piers and wall pilasters; the addition of corrugated metal panels along the north, west and south building elevations; and, the installation of new exterior light fixtures. The project is approved as shown in Attachment A of staff's February 16, 2016 staff report, and as conditioned or modified below.*
2. *Project Location. The Project site is located at 209 Main Street; northeast corner of the intersection of Main Street, Pacific Street and Old Canal Street in the City of Placerville. APN: 001-201-15. SPR 76-05-R as amended 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. *Permit Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
5. *Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and payment of all required fees.*
6. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
7. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
8. *Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for determination of either a Major or Minor Change to approved the site plan, per Section 10-4-9(P) of City Code.*

9. *The two parking spaces closest to the restaurant are to be accessible to the disabled, dimensioned to meet California Building Code requirements.*
10. *Electrical service to be underground.*
11. *A bike rack shall be provided onsite for restaurant patrons. Bike rack design and location onsite shall be approved by Development Services Department staff.*
12. *Public notice publication and mailing costs of \$40.45 for the February 16, 2016 Planning Commission public hearing shall be paid by the permit applicant at time of permit issuance of all approved SPR 76-05-R work.*

#### **4.2 967 Lincoln Street – Site Plan Review (SPR) 2016-01**

A request for Site Plan Review for exterior alterations of an existing home located within the Bedford Avenue – Clay Street Historic Residential District. Alterations involve windows and exterior doors replacement, garage door, deck and stair reestablishment, and stucco and window repair due to water intrusion. **Applicants:** Sam & Madeline Cooper. **Location:** 967 Lincoln Street. APN 002-121-15 **Zoning:** R-2 (Multi-Family Residential). **Environmental Determination:** This request is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301(a), which permits the restoration and maintenance of an existing residence. **Staff:** City Planner Painter

*City Planner Painter presented staff's report. Property owner Sam Cooper addressed the Commission.*

*Following Commission discussion, the motion to make the findings presented in staff's report and conditionally approve the SPR 16-01 as follows, was approved on Chair Wolfe's motion, Vice Chair List's second, on 5-0 vote:*

#### *Findings:*

- A. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.*
- B. *The project site, APN 002-121-15, 967 Lincoln Street, contains a single-family dwelling with 969 square feet of floor area that are located within the Bedford Avenue- Clay Street Residential Historic District, but this structure is not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*

- C. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed alterations, involving windows, doors, deck and stairs are compatible with the visual attributes of neighboring structures within the Historical District.*
- D. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.*
- E. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*

#### *Conditions of Approval*

1. *Approval. The project is approved as shown in Attachment A of staff's February 16, 2016 staff report, and as conditioned or modified below.*
2. *Project Location. The Project site is located at 967 Lincoln Street, Placerville. APN: 002-121-0115. SPR 16-01 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. *Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
5. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*

6. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
7. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
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. *Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of the proposed deck and stairs to meet all the 2013 California Building Codes shall be submitted to the Development Services Department for processing. Proposed window replacement work can be shown on a floor plan of the home along with the California Energy Code energy analysis report (Title 24).*

#### **4.3 126 Forni Road – SPR 99-10-R2 & CUP 15-05**

A request for Master Sign Plan amendment to Site Plan Review 99-10 and Conditional Use Permit 15-05, for an existing auto sales and service use. Total sign area proposed is 396.6 sq. ft., involving new wall, ground and pole signage for site. Total wall sign area proposed (new and existing) 266 sq. ft.; total ground sign area (new and existing): 37 sq. ft.; total pole sign area (new and existing): 93.5 sq. ft. **Applicant:** Thompson’s Auto Group. **Owner:** Phoenix Wilderness, LLC. **Location:** 126 Forni Road. APN 325-310-24. **Zoning:** HWC (Highway Commercial Zone). **Staff:** City Planner Painter

*City Planner Painter presented staff’s report. Applicant Dennis Schneider, Western Sign Company and tenant Jeff Thompson addressed the Commission. Public comment was received from Steve Calfee, Michael Drobesh and Kirk Smith.*

*Following Commission discussion Member Lowry moved, seconded by Member Robey, to conditionally approve the request, with the codicil that Master Sign Plan elements “A” and “B” are in abeyance until such time as the applicant is prepared to come forward with these for Planning Commission consideration. The motion which carried 4-1( Yeas: Lowry, Robey, List and Wolfe; Nays: Frenn), with the following findings and conditions:*

#### *Findings:*

- I. *The request is categorically exempt from environmental review pursuant to §15303 (new small structures) and §15311 (on premise signs) of the California Environmental Quality Act Guidelines, in that it involves the construction of a new*

*tower component with wall sign that involves a minor site footprint, along with new wall signs and site directional signs for the existing use with no expansion of use proposed.*

- II. The maximum quantity of signs under the City's Sign Regulations may be exceeded due to the site's unique characteristics of its as-built nature, surrounding topography and business needs.*

*Conditions of Approval:*

- 1. Approval. Approval of this planning application allows for a Master Sign Plan amendment under Site Plan Review 99-10-R2 for signs shown as (C)-(K) as shown in Attachment A of staff's February 16, 2016 staff report, and as conditioned or modified below.*
- 2. Project Location. The Project site is located at 126 Forni road, at the southeast corner of the intersection of Forni Road and Briw Road in the City of Placerville. APN: 325-310-24. SPR 99-10-R2 and CUP 15-05 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. Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and payment of all required fees.*
- 5. Permit Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
- 6. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, any other affected governmental agencies, and the City of Placerville, including conditions of approval for CUP 77-13, SPR 77-21, SPR 99-10 and CUP 10-07, or as they have been amended from time to time.*
- 7. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*

8. *Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for determination of either a Major or Minor Change to approved the site plan, per Section 10-4-9(P) of City Code.*
9. *Project applicant shall be required to submit three complete sets of the proposed sign construction and installation plans, the construction of the tower and pole sign to the Building Division.*

*The plans are to include electrical, existing and new, schematics for the type of lighting and UL listing of the individual cabinets. A detail of how the cabinets are secured to the structure.*

*A complete plan set showing the construction of the proposed tower and the 20' sign pole with footing details, reviewed and stamped by a California licensed engineer. Include all structural calculations for footings and structural elements of the tower.*

10. *The ground sign near the northeast corner of the site, adjacent to the driveway access, marked "(K)" within Attachment A of staff's February 16, 2016 staff report, shall be altered by the applicant so that the sign support pole is covered using architecturally compatible material to those used on the project site. The support cover shall meet the requirements under Section 10-4-17 (G) a, of the City Sign Regulations.*

#### **4.4 618 Main Street – CUP 15-03, SPR 15-05 and VAR 15-03**

Consider Matters Relating to the Planning Commission Denial Without Prejudice of the project on December 15, 2015.

- A) Consider Approval of Motion to Reconsider the Denial Without Prejudice of project, 618 Main Street - Conditional Use Permit (CUP) 15-03, Site Plan Review (SPR) 15-05 and Variance (VAR) 15-03.**
- B) Consider Approval to Set Date for Applicant to Submit Revised Application to Staff for Processing and Scheduling Subsequent Planning Commission Public Hearing for CUP 15-03, SPR15-05 and VAR 15-03**

*Director Rivas addressed the Commission regarding 4.4 A) and 4.4 B). Phil McCarthy, representing the applicants, informed the Commission that the applicant would submit revised application to staff for processing by May 17, 2016. The Commission received this information without objection.*

## **5. MATTERS FROM COMMISSIONERS AND STAFF**

### **5.1 Commissioners**

*None*



**5.2 Staff**

*Staff summarized to the Commission the Development Services Department revised procedure for public hearing noticing, meeting agenda and public comment delivery.*

**6. ADJOURNMENT**

*Chair Wolfe adjourned the meeting at 7:58 p.m.*

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Andrew Painter, Executive Secretary  
Placerville Planning Commission