

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JUNE 19, 2018, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

CALL TO ORDER: *The Meeting was called to order by Chair Frenn at 6:00 p.m.*

PLEDGE OF ALLEGIANCE TO THE FLAG: *Chair Frenn led the Pledge of Allegiance.*

ROLL CALL: **Present:** Frenn, Kiehne, List, Saragosa
Absent: Dziuba

Staff Present: Andrew Painter, City Planner and Planning Commission Executive
Secretary, Pierre Rivas, Development Services Director

1. CONSENT CALENDAR:

1.1 Adoption of Agenda

1.2 Adoption of April 17, 2018 Regular Meeting Minutes

1.3 Presentation of Planning Commission Bylaw amendments to Article 1 and Article 7(h) approved by the Commission on April 17, 2018

The Consent Calendar was approved as submitted by unanimous voice vote.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE): None

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

3.1 Written Communication: Letter from Cindy Savage, June 1, 2018.

3.2 Oral Communication

Michael Drobesh addressed the Commission regarding construction activity along the El Dorado Trail near Clay Street and the City's Clay Street Re-Alignment project. Kirk Smith commented on Item 6.2 periodical articles and the City's Clay Street Re-Alignment project.

4. PUBLIC HEARING

4.1 2904 and 2908 Bedford Ave – Site Plan Review 18-01: Request by Teresa Sumprer, property owner, to replace sixteen (16) windows on two residences that are located within the Bedford Avenue – Clay Street Residential Historic District. Location: 2904 and 2908 Bedford Avenue, approximately 100 feet south of the intersection of Pleasant Street and Bedford Avenue, Placerville. APN: 001-192-02.

City Planner Painter presented staff's report. Property Owner representative Craig Beckley addressed the Commission. Public Comment was received from Kirk Smith and Michael Drobesh.

Motion by Member Saragosa. Second by Member List.

The Commission makes the following 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(a) 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, 2904 & 2908 Bedford Avenue, APN 001-192-02, contains two structures. There is one single-family dwelling with approximately 900 square feet of floor area and an approximately 600 square foot detached apartment over a garage. The site is 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 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.*

The Commission conditionally approves SPR 18-01, subject to the Conditions of Approval provided as follows:

1. *Approval is granted for the Site Plan Review request described in the application date-stamped May 15, 2018, and staff's report dated June 19, 2018, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the carport structure.*
2. *Runs with the Land. Approval shall apply only to 2904 & 2908 Bedford Avenue, APN 001-192-02, regardless of any change of ownership, and may not be transferred to another parcel.*
3. *Permits. The applicant shall obtain a construction permit for the Commission approved scope of work. Two complete copies of the window replacement project, meeting all the 2016 California Energy Codes, shall be submitted to the Development Services Department for processing. Proposed window replacement work can be shown on a simple floor plan of the dwellings along with the California Energy Code energy analysis report (Title 24).*
4. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. 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.*
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. *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.*

The motion passed on the following voice vote:

Ayes: *Frenn, Kiehne, List, Saragosa*
Absent: *Dziuba*

- 4.2 948 Oak Terrace Road – Variance 18-01: Request by property owners Jodi Krieger Trust and Parvarti Revocable Trust for a Variance to allow a 1.5-foot side-yard setback where 10 feet is required under the R1-20,000, Single-Family Residential zone (Zoning Ordinance Section 10-5-6(D)(5)), for an already constructed carport. APN: 050-451-05. Zoning: R1-20,000, Single-Family Residential. Location: 948 Oak Terrace Road, approximately 600 feet west of the intersection of Oak Terrace Road and Northridge Drive, Placerville.**

City Planner Painter presented staff's report. Property Owner Jodi Krieger and Mark Brunelle addressed the Commission.

Motion by Vice Chair Kiehne. Second by Member Saragosa.

Continue the item for 60-days, asking the applicant to work with staff to develop a stronger basis for the Commission to understand and potentially support the variance request.

*The **motion was not passed** on the following roll call vote:*

Ayes: Saragosa
Noes: Frenn, Kiehne, List
Absent: Dziuba

Motion by Member List. Second by Chair Frenn.

The Commission takes the following action:

Adopt the Staff Report as part of the public record.

Make the following Findings of Fact:

- A. That the application is categorically exempt from the requirements of CEQA pursuant to Section 15303, Class 3, which includes the construction of accessory structure carports.
- B. That the application is consistent with the General Plan and Zoning Ordinance with approval of a Variance in that it involves a Variance request for the development of a carport in an area that contains an array of existing residential uses and accessory uses.
- C. That the granting of the application is necessary for the preservation, enjoyment and use of the property by the applicant in that the carport would be authorized without the burden of eliminating landscape features, including a mature pine tree.
- D. That the granting of the Variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing in the neighborhood of the property of the applicant and will not, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood in that the carport is located in a less visible portion of the subject parcel, Robert Patton, the neighboring property owner, approves of the carport adjacent to the property line he shares with the subject site, which therefore does not appear to adversely affect persons residing in the neighborhood.
- E. We find that applicant's, "Answers to questions on 'REQUIREMENTS FOR FILING APPLICATION FOR A VARIANCE,'" as an argument describing special circumstances that warrant the Variance request.
- F. That the granting of the Variance will not constitute a grant of special privileges.

Approve VAR 18-01, subject to Conditions of Approval as follows:

- 1. Approval is granted for the Variance request described in the application date-stamped April 13, 2018, and staff's report dated June 19, 2018, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the carport structure.
- 2. The permit shall apply only to 948 Oak Terrace Road, APN 050-451-05, regardless of any change of ownership, and may not be transferred to another parcel.
- 3. These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.
- 4. 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.

*The **motion was not passed** on the following roll call vote:*

Ayes: Frenn, List
Noes: Kiehne, Saragosa
Absent: Dziuba

5. NEW BUSINESS

5.1 Discussion of Amendment to Article 7(d) of the Planning Commission Bylaws:

Due to the absence of Vice Chair Dziuba, per Article 7(g) of the Planning Commission Bylaws this item was not heard because five members must be present to repeal, amend, or add to Bylaws.

6. MATTERS FROM COMMISSIONERS AND STAFF

6.1 Matters from Commissioners:

Member List inquired on the status of the project adjacent to the C&H Auto Parts business on Main Street. Member Saragosa addressed the Commission regarding historic district activities and ministerial approvals. Chair Frenn reminded those present of the upcoming Bell Tower Brewfest, and the status of the Forni Road Offramp Project.

6.2 Matters from Staff:

Distribution of articles, “Running Efficient, Effective (and Shorter) Meetings” and “Due Process and Quasi-Judicial Hearings” (in December 2017 issue of Planning).

City Planner Painter provided information regarding upcoming Commission meetings.

7. ADJOURNMENT AT 7:45 P.M.

Andrew Painter, Executive Secretary
Placerville Planning Commission