

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 17, 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: Dziuba, Frenn, Kiehne, List, Saragosa

Absent: None

Staff Present: Andrew Painter, Planning Commission Executive Secretary,
Pierre Rivas, Development Services Director
Jason Tanger, I.T. Analyst

1. CONSENT CALENDAR:

1.1 Adoption of Agenda

1.2 Adoption of June 19, 2018 Regular Meeting Minutes

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

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

3.1 Written Communication

3.2 Oral Communication

The Consent Calendar was approved as submitted by unanimous voice vote on Motion by Saragosa, second by Kiehne

Director Rivas informed the Commission of the City Attorney's opinion that time should be given for public comment on all agenda items. This question was raised by the Commission at the June 19, 2018 meeting.

4. PUBLIC HEARING

4.1 Project: 3094 Cedar Ravine Road – Site Plan Review (SPR) 98-07-R

Request: A Site Plan Review revision to the Master Sign Plan to replace an existing non-illuminated ground sign for the professional office building (Cedar Professional Building) use approved under in 1999 for SPR 98-07. Location: 3094 Cedar Ravine Road. APN: 003-241-12. Zoning: R3-H (Medium Density Multi-Family Residential – Historic District).

City Planner Painter presented staff's report. Applicant Robert McClemore and owner representative Kathy Schulte addressed the Commission.

Motion by Saragosa. Second by Kiehne.
Adopt the Staff Report as part of the public record.

- I. *Make the following findings:*
 1. *The request is for the placement and use of an on premise sign and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15311(a) of the CEQA Guidelines.*
 2. *The design quality of the single ground sign design with four tenant sign panels Master Sign Plan for the site would be superior in quality to individual ground signs for onsite tenants.*
 3. *The Master Sign Plan sign is compatible with the style, character and is well related to the existing Cedar Professional Building on the site and the Cedar Ravine Residential Historic District.*

- II. *Conditionally approve the project request, 3094 Cedar Ravine – SPR 98-07-R, subject to Conditions of Approval A - G, provided as Figure 1 of the July 17, 2018 Staff Report, approved by the Planning Commission in 1998 and 1999 and shall remain in effect and shall be included by reference with Condition F as follows for the request:*
 - F. *Comply with the following:*
 1. *Approval is granted for the Site Plan Review request described in the application dated June 1, 2018, and staff's report dated July 17, 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 ground sign.*
 2. *Runs with the Land. Approval shall apply only to 3094 Cedar Ravine, APN 003-241-12, 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 ground sign project shall be submitted to the Development Services Department for processing.*
 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.*
 7. *The front yard is to be landscaped within six month of approval of the Master Sign Plan, with the planting of Arctostaphylos (Emerald Carpet), as presented by the property owner*

Kathy Schulte, and installation of irrigation in place of the Oregon Boxwood and lawn that is shown in the 1998 landscape and irrigation plan for SPR 98-07, subject to inspection by the Development Services Department.

8. *The property owner shall record a Landscaping Maintenance Agreement in accordance with City Code Section 10-4-9: Site Plan Review prior to final inspection approval by the Development Services Department of front yard landscaping and irrigation.*

The motion passed on the following voice vote:

Ayes: Dziuba, Frenn, Kiehne, List and Saragosa

Noes: None

4.2 Project: 971 Spring Street – Site Plan Review (SPR) 06-01-E - Toad Hall.

Request: A six month Site Plan Review time extension of the 2006 conditional approval of Site Plan Review 06-01 -Toad Hall, a project involving the construction, grading, landscaping, parking, exterior lighting and signage of a 10,130 square foot mixed use (professional office and residential) 3-story building and detached two-car garage. Location: 971 Spring Street, northwest of the intersection of Spring & Pleasant Streets. Assessor's Parcel No.: 001-072-031. Zoning: BP (Business Professional).

City Planner Painter presented staff's report. Applicant/Owner Cindy Savage addressed the Commission. Public Comment was received from Mack (no last name provided), Robyn Rawers, who submitted written comments, and Mickey Kaiserman.

Motion by Kiehne. Second by Saragosa.

I. Adopt the Staff Report as part of the public record.

II. Make the following findings of fact in support of the one year extension for Toad Hall – Site Plan Review 06-01-E:

1. *On July 18, 2006, the Planning Commission made the finding that the Toad Hall project is Categorically Exempt from the California Environmental Quality Act per Section 15332 of the CEQA Guidelines, as an in-fill development project, in that project uses are consistent with the Placerville General Plan and the Placerville Zoning Ordinance; project site is less than five (5) acres in size and is surrounded by urban uses; due to the existing disturbed state of site soils, the site has no value as habitat for endangered, rare or threatened species; significant traffic, noise, air quality or water quality impacts from the project are not anticipated due to recommended conditions of project approval, City Code requirements and the City's Development Traffic Impact Fee program; the site is served by sewer, water and drainage utilities that are located in or adjacent to either Pleasant and Spring Streets.*

On October 25, 2006, the City filed a Notice of Exemption with the El Dorado County Clerk.

2. *No relevant changes to City Code have occurred since the granting of the 2017 extension to SPR 06-01.*

3. *No changes to the project are proposed by the applicant/property owner.*

III. Grant the six month extension, beginning June 19, 2018 and ending December 19, 2018, for the project 971 Spring Street - Site Plan Review 06-01-E - Toad Hall, located at 971 Spring

Street, northwest of the intersection of Spring & Pleasant Streets. APN 001-072-03, involving the construction, grading, parking, landscaping, exterior lighting, signage and street frontage improvements of a 10,130 square foot mixed use (professional office and residential), 3-story building and detached two-car garage on the project site.

Conditions of Approval, provided as Attachment D of the July 17, 2018 Staff Report, shall remain in effect and shall be included by reference.

*The motion passed on the following voice vote:
Ayes: Dziuba, Frenn, Kiehne, List and Saragosa
Noes: None*

5. NEW BUSINESS

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

Executive Secretary Painter led discussion and answered questions. No action was taken.

6. MATTERS FROM COMMISSIONERS AND STAFF

6.1 Matters from Commissioners

None.

6.2 Matters from Staff

Staff informed the Commission that 948 Oak Terrace Road – Variance 18-01 was automatically forwarded to City Council per Article 7(d) and Article 8(c) of the Planning Commission Bylaws, Variance 18-01 to be heard on August 28; announced that the August 7 Regular Meeting is cancelled due to the City's celebration of National Night Out; announced the next Regular Meeting is scheduled for August 21; provided update on approved hotel projects within City.

7. ADJOURNMENT

Meeting was adjourned at 7:00 p.m.



Andrew Painter, Executive Secretary
Placerville Planning Commission