



**PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**TUESDAY, SEPTEMBER 4, 2018 - 6:00 P.M.  
TOWN HALL, 549 MAIN STREET  
PLACERVILLE, CALIFORNIA**

**Commission Members  
Michael Frenn, Chair  
Kristine Kiehne, Vice Chair  
Theodore Dziuba  
John List  
Michael Saragosa**

---

**CALL TO ORDER, PLEDGE OF ALLEGIANCE TO THE FLAG, ROLL CALL**

**1. CONSENT CALENDAR:**

- 1.1 Adoption of Agenda
- 1.2 Adoption of [August 21, 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

**4. PUBLIC HEARINGS**

**4.1 Project: [3001 Jacquier Road - Site Plan Review \(SPR\) 16-02-E & Variance \(VAR\) 16-01-E](#)**

**Request:** Twelve month time extension request for:

- (A) SPR16-02-E for a 112 room hotel, including: meeting facilities, guest dining, parking, landscaping and miscellaneous roadway improvements; and
- (B) VAR16-01-E to allow an average building height of 55 feet in lieu of 40 feet in a Highway Commercial Zone.

**Location:** 3001 Jacquier Road

**Assessor's Parcel Number:** 048-290-42

**Zoning:** HWC-AO (Highway Commercial – Airport Overlay)

**Environmental Determination:** An Addendum to Mitigated Negative Declaration (EA 08-01) was adopted by the Planning Commission for SPR 16-02 and VAR 16-01 in conjunction with conditional approval of SPR 16-02 and VAR 16-01 on January 17, 2017. Application

**Applicant:** Michael R. Brown, Apple Hill Hospitality LLC.

**Property Owner:** Placerville Hampton CA LLC

**4.2 Project: [863 Conrad Court - Variance \(VAR\) 18-02](#)**

**Request:** To allow a 3-foot side-yard setback where 5 feet is required per City Zoning Ordinance Section 10-4-3(A), for the construction of a residential addition.

**Location:** 863 Conrad Court

**Assessor's Parcel Number:** 001-181-21

**Zoning:** R1-6,000 Single Family Residential Zone

**Environmental Determination:** Categorically exempt from environmental review pursuant to §15305 (a) of the California Environmental Quality Act Guidelines, in that it involves minor alterations in land use limitations (set back variance).

**Applicant / Property Owner:** Karen Hokanson

**5. MATTERS FROM COMMISSIONERS AND STAFF**

**5.1 Matters from Commissioners**

**5.2 Matters from Staff**

**6. ADJOURNMENT**

## INFORMATION AND PROCEDURES FOR COMMISSION MEETINGS

**Information Available:** Materials related to items on this Agenda, submitted to the Planning Commission either with or after distribution of the agenda packet, are available for public review without delay in the Development Services Department at City Hall, 3101 Center Street, 2nd floor, during normal business hours. Agendas and Staff Reports are also made available online at the Planning Commission Agenda webpage.

**Items of Interest to the Public:** This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the Agenda that is within the subject matter jurisdiction of the Planning Commission. State law prohibits the Commission from acting on items not listed on the Agenda except by special action of the Planning Commission under specified circumstances. The Chair will recognize the speaker. The Chair reserves the right to limit the speaker's time to three minutes. Personal attacks on individuals or comments which are slanderous or which may invade an individual's personal privacy will not be tolerated.

**Consent Calendar:** All matters listed under the Consent Calendar are considered routine and will be enacted by general consent, unless any Commissioner requests a roll call vote, or unless any member of the Commission or Staff or audience wishes to remove an item for discussion.

**Public Hearings:** Applicants (or appellants) are allowed time to present testimony at the beginning of the public hearing, and if needed, an opportunity to present rebuttal at the end of the public hearing. All other speakers may be limited in the length of time speaking, at the discretion of the Chair.

**Appeal Period:** There is a 10 calendar day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Placerville City Clerk, 3101 Center Street, Placerville, California, 95667.

**Matters from Commissioners and Staff:** This item involves Commissioner and Development Services Department staff comments/reports on items not on the agenda.

**Meeting Dates:** The Commission meets regularly on the first and third Tuesday of each month at Town Hall in the City Council Chambers; additional meetings may be scheduled as needed.

**Governing Regulations and Rules:** The Commission conducts all meetings in accordance with the "Ralph M. Brown Act" (California Government Code Sections 54950, et seq.), per the City's Committee, Commissions & Board Policy Manual (City Council Resolution No. 7578), and the Planning Commission Bylaws.