

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, AUGUST 21, 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
M. Cleve Morris, City Manager
Jason Tanger, I.T. Analyst

1. CONSENT CALENDAR:

1.1 Adoption of Agenda

1.2 Adoption of July 17, 2018 Regular Meeting Minutes

The Consent Calendar was approved as submitted on Motion by Saragosa, second by Vice Chair Kiehne.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

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

3.1 Written Communication

None received.

3.2 Oral Communication

Jennifer Chapman, anticipating Clay Street Bridge Replacement Project (CIP 40617) Final Environmental Impact Report

4. PUBLIC HEARING

4.1 Competition Canine Training Center - 7533 Green Valley Road – Conditional Use Permit (CUP) 18-02

Request to operate an obedience training and agility facility for dogs within the C (Commercial Zone). Declare null and void Conditional Use Permit (CUP) 82-07 that authorized outdoor bulk storage of plumbing supplies on the subject site, should CUP 18-02 be approved. **Assessor's Parcel Number:** 325-120-79. **Zoning:** C (Commercial). **Application Representative:** Ann McQuillen.

Speakers: Applicant Ann McQuillen; Kris Payne, Chuck Marchant, Teresa Manchester, Christina Bowers, Linda Blake, Heidi Dupre, Frank Stevens, Lorraine Johnson, Kathi Kikuyama, Joyce Francies, Mike Short, Diane Murrillo, Kristen Lacey, Hannah Lacey, Ryan Lacey, Tiffani Lacey, Sandra McQuillan and James Nadeau.

Motion by Vice Chair Kiehne. Second by List.

We find that:

- A. The proposed use and its operating characteristics are deemed essential or desirable to the public convenience or welfare;*
- B. The proposed use and its operating characteristics are in harmony with the various elements or objectives of the City's General Plan, and*
- C. The proposed use is not detrimental to surrounding property.*

We further find that CUP 18-02 is categorically exempt under §15332 of the California Environmental Quality Act Guidelines as infill development, in that:

- the site is located within Placerville City Limits;*
- the infill site of 1.46 acres is less than five acres in size;*
- the site is surrounded by urban development;*

- the site consists of landscaping, paved driveway and parking area, a commercial warehouse building with fenced enclosure, and an existing commercial office / retail building; the site does not provide habitat for sensitive species;
- use of the site will not result in significant noise, air quality, or water quality impacts;
- existing utilities (storm water, sewer, water, electrical, propane) are adequate to serve the proposed project.

We find in support of CUP 18-02 the following:

1. The requested canine training facility falls within the category of an animal clinic, a conditionally permitted use in the Commercial (C) zone.
2. The requested use, based on public comment submitted into the record in support of the application, is evidenced to be a desirable service to local residents.
3. The request is consistent with Goal C and Policy C4 and C9 of the General Plan Land Use Section. The request would provide a new year round commercial canine training facility that would offer a variety of classes to service the needs of canines and their area resident owners.
4. The requested use would be located entirely on the project parcel, using an underutilized existing office building, warehouse and paved parking area on-site creating a positive economic impact on the City.

Conditionally approve the project request, 7533 Green Valley Road – CUP 18-02 - Competition Canine Training Center, subject to the conditions of approval as follows:

1. This Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

The project description is as follows:

The conversion of an existing commercial warehouse building and outdoor storage, and a portion of an existing office/retail building on 1.46± acres into a canine training facility in the Commercial (C) zone, as further described in the Staff Report, located at 7533 Green Valley Road, APN 325-120-79.

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Attachment BApplicant Submittal Package (22 pages)

All plans must be submitted for review and approval and shall be implemented as approved by the City.

2. Approval shall apply only to the structures at APN 325-120-79, 7533 Green Valley Road, regardless of any change of ownership, but may not be transferred to another parcel.
3. In compliance with City Code Section 10-3-6(E), implementation of the project must occur within eighteen (18) months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.
4. Obtain a construction permit from the Building Division and pay all required fees for the change in building occupancy and site work conditioned herein.

Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by the Planning Division prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.

The animal training facility occupancy shall not occur until all conditions are completed to the satisfaction of the Development Services Department.

5. Provide twenty-nine (29) parking spaces in accordance all requirements under Parking and Loading, Section 10-4-4 (C), of City Code, including dimensions, surfacing and vertical clearance.

6. *The existing fenced and gated trash enclosure located west of the 5,000 square foot commercial/retail building and east of the 6,000 square foot warehouse shall be enhanced at its current location using material harmonious with the commercial retail/building so that the refuse enclosure's contents are screened from public view. Material shall be approved by the Development Services Department. Alternatively, the trash enclosure may be relocated to a portion of the site not visible from public view (e.g. westerly of warehouse structure), upon approval of the Department.*
 7. *The property owner shall record a Landscaping Maintenance Agreement in accordance with City Code Section 10-4-9: Site Plan Review, for Site Plan Review 82-07, prior to issuance by the Development Services Department of any construction permit for onsite improvement requirements.*
 8. *To protect public health, safety and the general welfare, the use operator will obtain and maintain a Commercial Animal Establishment license from El Dorado County per County Ordinance Section 6.24.010.*
 9. *Outdoor use shall be limited to 7:00 p.m. No outdoor lighting for the training area shall be permitted.*
 10. *The use operator shall require and verify that all canine clients have a current rabies vaccine.*
 11. *The Debbie Lane gate will remain locked and used for emergency access only.*
- IV. *Declare CUP 82-07, authorized in 1982 that authorized outdoor bulk storage of plumbing supplies on the subject site, null and void as a result of the conditional approval of CUP 18-02.*

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

4.2 301 and 305 Main Street - Site Plan Review 12-02

Review for approval of a comprehensive plan for exterior lighting, signage, mechanical equipment, and awning to satisfy Condition 3 of Site Plan Review (SPR) 12-02. **Location:** 301 and 305 Main Street. **Assessor's Parcel Numbers:** 001-212-13 and 001-212-14. **Zoning:** CBD (Central Business District). **Applicants:** Sue Taylor and Tim Taylor.

Speakers: Property owners Sue Taylor and Tim Taylor; Kris Payne, Jamie Taylor, Chris Henry, Fran Duchamp and Michael Drobesh.

Motion by Dziuba. Second by List.

The determination of the Planning Commission is that the hangman dummy is not a sign.

*The motion failed on the following roll call vote:
Ayes: Dziuba, List
Noes: Frenn, Kiehne, Saragosa*

Motion by Chair Frenn. Second by Saragosa.

The determination of the Planning Commission is that the hangman dummy is an incidental historic sign therefore exempt from the Sign Regulations.

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

Motion by Saragosa. Second by List.

Conditionally approve the exterior lighting, mechanical equipment location and awning at 305 Main Street as presented in staff's report on pages 2 and 3.

Condition: The applicant will submit additional details to staff for approval of the two lights located within the Main Street alcoves of 301 and 305 Main Street that were not included with the applicant's submittal package.

A construction permit shall be obtained from the Development Services for the canvas awning and its support structure, consistent with that approved by the Planning Commission, prior to its placement on the building at 305 Main Street.

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

*Motion by List. Second by Saragosa.
Conditionally approve sign #s 1, 5, 7, 8 and 9 as outlined in staff's report.*

Condition: A sign permit, per Section 10-4-17(F) of the Zoning Ordinance, shall be required from the Development Services Department for said conditionally approved signs, prior to their placement.

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

*Motion by Chair Saragosa. Second by Dziuba.
The Planning Commission determines that sign #s 2 and 4 as outlined in staff's report are memorial signs.*

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

*Motion by Chair Saragosa. Second by Dziuba.
The Planning Commission determines that sign #s 6 and 10 as outlined in staff's report are historic signs.*

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

5. MATTERS FROM COMMISSIONERS AND STAFF

5.1 Matters from Commissioners
None.

5.2 Matters from Staff
Staff informed the Commission that 948 Oak Terrace Road – Variance 18-01 would be heard by City Council on August 28, 2018; announced the next Regular Meeting is scheduled for September 4, 2018.

6. ADJOURNMENT

Meeting was adjourned at 9:47 p.m.


Andrew Painter, Executive Secretary
Placerville Planning Commission