

**MINUTES
CITY OF PLACERVILLE
REGULAR PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 4, 2018, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

CALL TO ORDER: *The Meeting was called to order at 6:03 p.m. by Member List*

PLEDGE OF ALLEGIANCE TO THE FLAG: *Member List led the Pledge of Allegiance. ,*

ROLL CALL:

Present: Dziuba, List, Saragosa

Absent: Frenn (arrived at 6:07 p.m.), Kiehne

Staff Present: Andrew Painter, Planning Commission Executive Secretary
Jason Tanger, Information Technology Analyst

Due to the absence of Chair Frenn and Vice Chair Kiehne, after unanimous consent of the quorum, Member List served as Chair Pro-Tem.

1. CONSENT CALENDAR:

1.1 Adoption of Agenda

1.2 Adoption of August 21, 2018 Regular Meeting Minutes

The Consent Calendar was approved as submitted on Motion by Member Saragosa, second by Member Dziuba. The motion passed on voice vote (Dziuba, List, Saragosa).

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

None received.

4. PUBLIC HEARING

4.1 3001 Jacquier Road - Site Plan Review (SPR) 16-02-E & Variance (VAR) 16-01-E:

Consideration of Twelve Month Time Extension for SPR16-02-E involving the construction of a 112 room hotel, including: meeting facilities, guest dining, parking, landscaping and miscellaneous roadway improvements; and 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. Applicant: Placerville Hampton CA LLC. (Staff Planner: Andrew Painter)

Chair Frenn arrived at 6:07 p.m.

Motion by Chair Frenn. Second by Dziuba.

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

II. Make the following finding of fact in support of the twelve month time extension request for SPR 16-02-E and VAR 16-01-E:

A. A Mitigated Negative Declaration (EA 08-01) was prepared and adopted by the Planning Commission for SPR08-03 in conjunction with conditional approval of SPR08-03 on January 19, 2010. An Addendum to Mitigated Negative Declaration (EA 08-01) was adopted by the Planning Commission for SPR16-02 and VAR16-01 in conjunction with conditional approval of SPR16-02 and VAR16-01 on January 17, 2017.

B. No changes to Zoning Ordinance have occurred since project approval in 2017 that would have relevance to the project.

C. There are no changes proposed by the project proponents.

III. *Grant a twelve month time extension of SPR16-02-E and VAR16-01-E, from July 17, 2018, extending the expiration of these entitlements to July 17, 2019, subject to the following condition:*

1. *All Conditions of Approval approved by the Planning Commission on January 17, 2017 for SPR 16-02 and VAR 16-01 shall remain in effect and shall be included by reference with the twelve month time extension request approval.*

The motion passed on the following roll call vote:

Ayes: Dziuba, Frenn, List and Saragosa

Noes: None

4.2 863 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. Applicant / Property Owner: Karen Hokanson. (Staff Planner: Andrew Painter)

Speakers: Karen Hokanson.

Motion by Member Saragosa. Second by Member Dziuba.

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

II. *Make the following findings:*

- A. *The project is categorically exempt from environmental review per Section 15305 (a) of the California Environmental Quality Act Guidelines, in that the project involves minor alterations in land use limitations (set back variance) on a parcel with an average slope of less than twenty (20) percent, where the setback variance would not result in a change in land use or density, and it would not result in the creation of a new parcel.*
- B. *The project parcel, Assessor's Parcel Number 001-181-21, is a parcel of record that existed before the January 8, 1991 effective date of the comprehensive Zoning Ordinance amendments, including the project site's R1-6,000 Zone.*
- C. *The request would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for residential and accessory uses, residential uses presently exist on the project site.*
- D. *Due to the existing built nature of the site and surrounding neighborhood with legal non-conforming side yard setbacks, and the existence of primarily 2 and 3 bedroom homes within the Conrad Ct and Conrad St neighborhood, the granting of this request does not constitute a special privilege not enjoyed by others in the vicinity and zone in which the property is located.*
- E. *The granting of this request will not be materially detrimental to the public health, safety, convenience and welfare, nor injurious to property or improvements in the vicinity and the zone in which the proposed facility is located, in that the existing dwelling is approximately three feet from the property line, the proposed addition would not encroach further upon the non-conforming building setback but be built parallel to the 3-foot setback, and the neighbor located at 865 Conrad Court to the northeast does not object.*

III. *Approve VAR18-02 to a request for a reduction in side yard setback in conjunction with the construction of a bedroom addition to an existing single-family dwelling located at 863 Conrad Court with the Findings and Condition:*

1. *Approval is granted for VAR18-02 described in the application date-stamped August 1, 2018 and staff's report dated August 21, 2018, except as modified by the conditions of approval, allowing for a side yard setback of 3' where a setback of 5' is required under the Zoning Ordinance Section 10-4-3(A), for the construction of a home addition, a bedroom, of approximately 162 square feet.*
2. *VAR18-02 shall apply only to the project parcel, APN 001-181-21, located at 863 Conrad Court, Placerville, regardless of any change of ownership.*

3. *VAR18-02 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case the variance shall not be issued until the granting of the permit is affirmed on appeal.*
4. *VAR18-02 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 home addition. A failure to obtain a construction permit within eighteen months then VAR 18-02 shall expire and become null and void.*
5. *A revision to VAR18-02 will require a new variance, subject to approval of the Planning Commission.*
6. *Owner/applicant shall submit three copies of site plans, construction plans and associated document for review and a building permit from the Development Services Department, Building Division for bedroom addition construction under VAR18-02.*

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

5. MATTERS FROM COMMISSIONERS AND STAFF

5.1 Matters from Commissioners

5.2 Matters from Staff

Staff informed the Commission that 948 Oak Terrace Road – Variance 18-01 was heard by City Council on August 28, 2018. City Council approved the variance; a Notice of Appeal was filed regarding the Planning Commission's approval of the Competition Canine Training Center. Public hearing date is to be determined.

6. ADJOURNMENT

Meeting was adjourned at 6:30 p.m.

Andrew Painter, Executive Secretary
Placerville Planning Commission