



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**TUESDAY, OCTOBER 16, 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**

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

1. CONSENT CALENDAR:

- 1.1 Adoption of Agenda
- 1.2 [Adoption of Regular Meeting Minutes - September 4, 2018](#)

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 [2950 BEDFORD AVENUE; SITE PLAN REVIEW 18-03](#)

Request: Request for Historic District Review to alter the west elevation exterior of the First Church of Christ, Scientist building as follows: demolition of existing concrete stairs, construction of a new accessible ramp and mobility pathway with metal railing, removal of one window to construct a new accessible door opening and replace an existing exterior door; improvements would serve the church sanctuary and Bible / Reading room.

Location: 2950 Bedford Avenue
Assessor's Parcel Number: 001-192-24
General Plan Designation: High Density Residential
Zoning: R-2-H Zone (Low Density Multi-Family Residential – Historic District)
Applicant: Carl Dingle, Carter-Kelly, Inc.
Property Owners: First Church of Christ, Scientist
Environmental Determination: CEQA Guidelines Categorically Exempt per Section 15303(e) and Section 15304

4.2 [2628 KEREKA COURT; MAP AMENDMENT 18-01](#)

Request: The Commission is requested to make its recommendation to City Council on a request to amend the Quartz Mountain Subdivision Phase I Map to expand the existing building envelope on Lot 9 in order to allow the construction of a new single-family residence.

Location: 2628 Kereka Court
Assessor's Parcel Number: 050-610-09
General Plan Designation: Low Density Residential
Zoning: R1-20 Single Family Residence Zone
Applicant / Property Owners: Chris and Nancy Baxter
Environmental Determination: CEQA Guidelines Categorically Exempt per Section 15305

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.