



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**TUESDAY, NOVEMBER 6, 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 – October 16, 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. [136 FORNI ROAD - NIEMANN'S AUTO TOUCH: GENERAL PLAN AMENDMENT \(GPA\) 18-01, CONDITIONAL USE PERMIT \(CUP\) 18-01, SITE PLAN REVIEW \(SPR\) 18-02, AND ENVIRONMENTAL ASSESSMENT \(EA\) 18-01](#)

Request: That the Planning Commission hear public comment with respect to the Draft Mitigated Negative Declaration, and for the Commission to make a recommendation on the Project to City Council regarding the following:

- 1. General Plan Amendment 18-01: Amend the Commercial (C) land use designation within Part I. Land Use / Circulation Diagrams and Standards of the General Plan Policy Document, removing language that excludes auto sales and services as allowable uses within the Commercial designation;
- 2. Conditional Use Permit 18-01: A request to operate an auto service detailing facility, a conditional use within the HWC zone, and
- 3. Site Plan Review 18-02: A request involving site grading for the construction of a 5,818 square-foot, single-story, automobile detailing shop facility metal building, with attached 1,455 square foot covered vehicle wash station, along with site improvements including rockery retaining walls, landscaping, on-site storm water detention and treatment facilities, a sand-oil separator, and paved surfacing.

Location: 136 Forni Road
Assessor's Parcel Number: 325-310-99
General Plan Designation: Commercial (C)
Zoning: Commercial Zone (C)
Applicant: Jim Dillingham, D&Z Structural Engineering, Inc.
Property Owners: Ron Thompson
Environmental Determination: Mitigated Negative Declaration (MND)
Recommendation: Recommend the City Council adopt findings, then adopt the MND and approve the Request.

4.2. ZONING CHANGE (ZC) 18-01 - CANNABIS BUSINESS OVERLAY ZONE

Request: That the Planning Commission hear public comment with respect to and make recommendation to City Council regarding the creation of the “Cannabis Business Overlay Zone” to be applied to select commercial properties generally adjacent to Main Street, Broadway, Placerville Drive, Green Valley Road, Pierroz Road, Cold Springs Road, and Middletown Road as shown on map Exhibits A and B; and modifications to the zoning text allowing for cannabis business operations in the Commercial and Highway Commercial Zone Districts.

Applicant: City of Placerville

Environmental Determination: Categorically Exempt per Section 15061(b)(3) of CEQA Guidelines

Recommendation: Continue this item to the December 4, 2018 Regular Meeting.

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.