



**PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, DECEMBER 4, 2018 - 6:00 P.M.  
TOWN HALL, 549 MAIN STREET  
PLACERVILLE, CALIFORNIA**

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**

<b>ROLL CALL:</b>	<b>Chair:</b>	<b>Michael Frenn</b>
	<b>Vice Chair:</b>	<b>Kristine Kiehne</b>
	<b>Commission Member:</b>	<b>Theodore Dziuba</b>
	<b>Commission Member:</b>	<b>John List</b>
	<b>Commission Member:</b>	<b>Barbara Raines</b>

**WELCOME NEW PLANNING COMMISSION MEMBER**

**1. CONSENT CALENDAR:**

**1.1 Adoption of Agenda**

**[1.2 Adoption of Regular Meeting Minutes – November 6, 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. 1200 BROADWAY – SITE PLAN REVIEW \(SPR\) 99-08-R – MCDONALD'S](#)**

<b>Request:</b>	Major Change to the SPR99-08 landscaping.
<b>Location:</b>	1200 Broadway
<b>Assessor's Parcel Numbers:</b>	004-261-12, 004-111-41
<b>General Plan Designation:</b>	Highway Commercial (HWC)
<b>Zoning:</b>	Highway Commercial Zone (HWC)
<b>Representative:</b>	Hala Ibrahim, PM Design Group
<b>Property Owners:</b>	PUBA Properties
<b>Environmental Determination:</b>	Categorically Exempt per Section 15304 of CEQA Guidelines
<b>Recommendation:</b>	Approve with conditions

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

(Continued from November 6, 2018 Regular Meeting)

**Request and Recommendation:** (1) That the Planning Commission hold a public hearing and consider staff's zoning ordinance amendments relating to the Cannabis Business Overlay Zone and Zoning Map Amendments; and (2) that the Planning Commission forward a recommendation that the City Council approve an Ordinance amending the Placerville City Code (Attachment 1) adding Section 10-5-28 Cannabis Business Overlay Zone to Chapter 5 General Regulations to allow and regulate the establishment of commercial cannabis business activities within the City of Placerville and amend the Placerville Zoning Map adding the Cannabis Business Overlay Zone to select parcels.

**Applicant:** City of Placerville

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

## **5. MATTERS FROM COMMISSIONERS AND STAFF**

### **5.1 Matters from Commissioners**

### **5.2 Matters from Staff**

## **6. ADJOURNMENT**

## **WELCOME TO YOUR PLANNING COMMISSION MEETING**

**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.