

“Placerville, a Unique Historical Past Forging into a Golden Future “

City Manager’s Report
April 12, 2016 City Council Meeting
Prepared By: Andrew Painter, City Planner



Item#: 12.2

Subject: Adopt a resolution approving the Update to the *City of Placerville Development Guide*.

Update *City of Placerville Development Guide*: The City initiated update of the City’s Development Guide, including staff’s recommended updates/changes is provided as Attachment A. Proposed changes utilize underline and strikeout formatting, with new text underlined and deleted text ~~struck through~~.

The City’s Final Draft was released to the public via links from the Development Services Department and City webpages and a post to the City’s Facebook account on March 22, 2016. The Final Draft was distributed to Council Members on March 22, 2016

Background: The Development Guide was approved on August 25, 1992 by City Council Resolution 5549. The consulting firm, The HLA Group, was authorized in 1991 by the City Council to prepare a design / development guide for the City of Placerville. The adoption of design guidelines was identified as an implementation program within the City’s General Plan (Section VII, Community Design, Implementation Programs 1 and 4).

The Development Guide serves as a tool to assist the public, the development community (developers, design professionals, engineers, architects, etc.), City staff, the Planning Commission and City Council in the planning and design of public and private development projects that will contribute to the City’s historic context and sense of place. They also further goals and policies within the General Plan Community Design Section relative to community design.

On July 8, 2008, the City Council adopted Resolution No. 7626 that amended the Development Guide’s Appendix A, Plant Lists, and it established a minimum threshold requirement of thirty-five percent (35%) of the total quantity of native trees and shrubs that must be included with landscape plan submittals subject to discretionary review (Site Plan Review, Planned Development project).

On September 14, 2010, the City Council adopted the Master Street Tree Plan – Tree Palette, adding it to the Appendix G of the City of Placerville Development Guide.

On October 30, 2012, the City Council, Planning Commission and Historical Advisory Committee conducted a special joint workshop to discuss City design guidelines. By consensus, there was agreement that the *City of Placerville Development Guide* (Development Guide) should be updated and made more user friendly; contain references to other relevant documents;

and include application procedures and flow charts of required information that apply to various project applications. At the conclusion of the workshop, City Council directed staff to integrate an update of the Development Guide into a Development Services Department work plan.

Work Plan: Several public workshops were conducted by the Planning Commission regarding Development Guide update contents. In addition, the City's Community Pride Committee and the former Historical Advisory Committee also reviewed and provided recommendations to staff on components of the Development Guide. These workshops and meeting agendas were made available to the public. The public was encouraged to attend and provide input.

Planning Commission Sessions

- November 19, 2013: Chapter I: Purpose of the Development Guide, Chapter II: Site Description and Chapter III: Land Use and Zoning
- December 17, 2013: Chapter V: Specific Site Improvements, Chapter VI: Landscape Design Guidelines, and Chapter VII: Tributes, Monumentation and Public Art
- January 21, 2014: Chapter VIII: Hillside Development and Natural Open Space, Chapter IX: Existing Trees and Native Plant Material, and Chapter X: Irrigation System Design
- April 1, 2014: Chapter XI: Landscape Maintenance and Chapter XII: Lighting
- May 6, 2014: Chapter IV: Architectural Design Guidelines and Appendix A: Plant Lists
- August 19, 2014: Chapter XIII: Signage and Chapter XIV: Project Review Process
- September 2, 2014: Chapters V, VI, VIII, IX, & XI: Low Impact Development (LID) Design Standards updates
- November 17, 2015: Review of Draft updates and recommendation to City Council to adopt the Development Guide

Community Pride Committee Session

- March 19, 2014: Appendix A: Plant List revision recommendations

Historical Advisory Committee Sessions

- December 19, 2013: Chapter IV: Architectural Design Guidelines
- January 16, 2014: Chapter IV: Architectural Design Guidelines
- April 17, 2014: Chapter IV: Architectural Design Guidelines

Acknowledgements and Recognition: Staff recognizes the following individuals and groups for their collaborative assistance during the Draft Update process:

- ❖ Residents of Placerville
- ❖ City of Placerville:

Planning Commission (Present and Past):

Michael Frenn	Les Russell
John List	Michael Drobesh
George Lowry	
Daniel Robey	
Peter Wolfe	

Historical Advisory Committee (amdt to Chapter IV: Architectural Design Guidelines –color selections and paint policy):

Peter Wolfe	Bruce Harkey
Lanny Hardy	John Sellers
JoAnne Rogers	

Community Pride Committee (amdt to Appendix A – Plant Lists):

Christine Thiel	Kathi Lishman
Tim Daviess	Cindy Podsiadlo
Josette Johnson	Deb Power
Steve Youel, Community Services Director	

Development Services Department (Present and Past)

Pierre Rivas, Director	Erica Inderlied, Administrative Secretary
Lynne Hunter, Administrative Secretary (formatting and editing)	Toni Loera, Volunteer (amdt to photography, document formatting)
Andrew Painter, City Planner (project management; senior editor)	Andrea Stevenson, Administrative Technician (transcribed 1993 Development Guide)
	Allison Holmstedt, Student Intern (amdt to Chapters V, VI, VIII, IX, & XI: Low Impact Development (LID) Design Standards Updates)

Environmental Determination: The Development Guide Update project is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines under the General Rule (Section 15061 (b)(3)). The project involves updates and revisions to existing guidelines for the planning, design and processing of development activities within the City. It can be seen with certainty that the proposed amendments to the *City of Placerville Development Guide* will have no significant negative effect on the environment.

Implementation: Upon approval, the Placerville Development Guide would go into effect. Staff will make the Development Guide available to the public in print in purchase, and electronic

format with hyperlinks to relevant City codes and supplemental sources of information via the City's website.

Options:

1. Adopt a resolution approving the Update to the City of Placerville Development Guide. The resolution is provided as Attachment B.
2. Revise the Development Guide Update and approve the Update by resolution.
3. Do not adopt the resolution, direct staff to revise the Update accordingly, and then return to the City Council for approval.
4. Do not adopt the resolution.

Fiscal Impact: There is no direct fiscal impact to the City. The Development Guide Update will be available electronically and in hardcopy form. There will be no costs associated with the electronic form. Direct costs to create a hardcopy version for distribution will be recouped through the charge to duplicate the document.

Recommendation: Adopt a resolution approving the Update to the *City of Placerville Development Guide*.



M. Cleve Morris, City Manager



Pierre Rivas, Director
Development Services



Andrew Painter, City Planner

Attachments:

- A. *City of Placerville Development Guide* Update
- B. Resolution of the City Council of the City of Placerville Approving the Update to the City of Placerville Development Guide

Attachment A

Update
City of Placerville Development Guide

(Previously distributed to Council Members on March 22, 2016)

Attachment B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE APPROVING
THE UPDATE TO THE CITY OF PLACERVILLE DEVELOPMENT GUIDE

RESOLUTION NO. _____**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PLACERVILLE APPROVING THE UPDATE TO THE CITY OF
PLACERVILLE DEVELOPMENT GUIDE**

WHEREAS, on AUGUST 25, 1992, the City Council adopted Resolution 5549 that approved the *City of Placerville Development Guide*; and

WHEREAS, the preparation of a Development Guide is an implementation program contained within the City's General Plan; and

WHEREAS, On October 30, 2012, the City Council directed that staff integrate an update of the Development Guide into a Development Services Department work plan; and

WHEREAS, the City Council on April 12, 2016, considered the recommendation of the Planning Commission to make the finding that the Update of the Development Guide project is exempt from environmental review under the General Rule (Section 15061(b)(3)) of the California Environmental Quality Act Guidelines, and approve the Update of the City of Placerville Development Guide.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Placerville does hereby:

1. Find that the Update to the City of Placerville Development Guide project is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines under the General Rule (Section 15061 (b)(3)), in that the project involves updates and revisions to existing guidelines for the planning, design and processing of development activities within the City, and it can be seen with certainty that the proposed amendments to the City of Placerville Development Guide will have no significant negative effect on the environment.
2. Approve the Update of the City of Placerville Development Guide, a copy of which is on file in the City Clerk's office, and by reference incorporated herein.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on April 12, 2016 by Councilmember _____ who moved its adoption. The motion was seconded by Councilmember _____. The motion was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Trisha Wilkins

ATTEST:

Kelly Witt, City Clerk