



Agenda City of Placerville Planning Commission

**Regular Meeting
Tuesday, August 16, 2016 - 6:00 P.M.
Town Hall, 549 Main Street, Placerville, California**

Information 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.

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.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Peter Wolfe, Chair
Daniel Robey, Vice Chair
Michael Frenn, Member
John List, Member
George Lowry, Member

1. CONSENT CALENDAR:

1.1 **Agenda: Regular Meeting, August 16, 2016**

1.2 **Minutes: Regular Meeting, July 19, 2016**

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

3. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) – ITEMS NOT ON AGENDA

4. WRITTEN COMMUNICATIONS

5. PUBLIC HEARINGS

5.1 **618 Main Street – Conditional Use Permit (CUP) 15-03, Site Plan Review (SPR) 15-05, Variance (VAR) 15-03- Parking Lot:** A request by the Howe Family Trust, Marilyn Alice Benton Living Revocable Trust and the Marilyn Alice McCarthy Revocable Trust to establish a permanent, seven space parking lot on vacant land within the C (Commercial) Zone. The project request has three components: (1) A Conditional Use Permit (CUP 15-03) to establish a permanent, seven space parking lot use within the C (Commercial) Zone; (2) A Site Plan Review (SPR 15-05) for the parking design and site improvements, and (3) A Variance (15-03) from the asphalt surfacing requirements under Section 10-4-4(D)1 of the Placerville Zoning Ordinance for a parking lot use. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15311(b) (Existing Facilities) of the CEQA Guidelines.

5.2 **Sidewalk Dining – Zone Change 16-02:** A request by the City of Placerville that the Planning Commission conduct a public hearing to consider and make recommendation to City Council regarding proposed text amendments to the City's zoning code (ZC 2016-02) to allow and regulate outdoor sidewalk dining with the public right-of-way. The ordinance requires an approval from the City Council. The request is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

6. MATTERS FROM PLANNING COMMISSIONERS

7. MATTERS FROM STAFF

8. ADJOURNMENT