



Agenda City of Placerville Planning Commission

**Regular Meeting
Tuesday, June 21, 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, June 21, 2016
- 1.2 [Minutes: Regular Meeting, April 19, 2016](#)

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

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

- 3.1 Oral Communications
- 3.2 Written Communications

4. PUBLIC HEARINGS

- 4.1 [618 Main Street – Conditional Use Permit \(CUP\) 2015-03, Site Plan Review \(SPR\) 2015-05, and Variance \(VAR\) 2015-03](#): Consider staff's request to disapprove the project, submitted by the Howe Family Trust, Marilyn Alice Benton Living Revocable Trust and the Marilyn Alice McCarthy Revocable Trust, to establish a permanent parking lot within the C (Commercial) zone. **Location:** 618 Main Street, Placerville. **Assessor's Parcel No.:** 004-011-37. **Zoning:** C (Commercial Zone).
- 4.2 [ZC 16-01 – Housing Opportunity Overlay Zone](#): Consider and make a recommendation to City Council regarding the request by the City of Placerville to amend the Placerville City Code, Title 10, Chapter 5: Zone Regulations, adding Section 24: HO, Housing Opportunity Overlay Zone. **Location:** None. The request under consideration would create the proposed HO Overlay Zone provisions in the Zoning Ordinance, but would not apply to any specific sites. Rezoning of individual sites would occur in the future after public hearings before the Planning Commission and City Council.

5. MATTERS FROM PLANNING COMMISSIONERS

6. MATTERS FROM STAFF

7. ADJOURNMENT