



## **Agenda City of Placerville Planning Commission**

**Regular Meeting  
Tuesday, February 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 John  
List, Vice Chair Michael  
Frenn, Member George  
Lowry, Member Daniel  
Robey, Member

### 1. CONSENT CALENDAR:

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

1.2 **[Minutes: Regular Meeting, January 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 **[209 Main Street –SPR 76-05-R](#)**

Request to alter the exterior of an existing commercial restaurant building and site resulting in a major change to an approved Site Plan Review. Alterations involve the addition of wood cladding to each of the building's masonry roof support piers and wall pilasters; the installation of corrugated metal paneling below the north and south roof gables and at the west building entrance; the installation of new exterior light fixtures. **Applicant:** Jack Russell Restaurant and Bar. **Owner:** Puthuff Family Partnership. **Location:** 209 Main Street. APN 001-201-15 **Environmental Determination:** This request is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301(a), which permits alterations to existing structures. **Staff:** City Planner Painter

#### 4.2 **[967 Lincoln Street – Site Plan Review \(SPR\) 2016-01](#)**

A request for Site Plan Review for exterior alterations of an existing home located within the Bedford Avenue – Clay Street Historic Residential District. Alterations involve windows and exterior doors replacement, garage door, deck and stair reestablishment, and stucco and window repair due to water intrusion. **Applicants:** Sam & Madeline Cooper. **Location:** 967 Lincoln Street. APN 002-121-15 **Zoning:** R-2 (Multi-Family Residential). **Environmental Determination:** This request is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301(a), which permits the restoration and maintenance of an existing residence. **Staff:** City Planner Painter

#### 4.3 126 Forni Road – SPR 99-10-R2 & CUP 15-05

A request for Master Sign Plan amendment to Site Plan Review 99-10 and Conditional Use Permit 15-05, for an existing auto sales and service use. Total sign area proposed is 396.6 sq. ft., involving new wall, ground and pole signage for site. Total wall sign area proposed (new and existing) 266 sq. ft.; total ground sign area (new and existing): 37 sq. ft.; total pole sign area (new and existing): 93.5 sq. ft. **Applicant:** Thompson's Auto Group. **Owner:** Phoenix Wilderness, LLC. **Location:** 126 Forni Road. APN 325-310-24. **Zoning:** HWC (Highway Commercial Zone). **Environmental Determination:** This request is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15311(a), construction of on-premise signs. **Staff:** City Planner Painter

#### 4.4 618 Main Street – CUP 15-03, SPR 15-05 and VAR 15-03

Consider Matters Relating to the Planning Commission Denial Without Prejudice of the project on December 15, 2015.

**A) Consider Approval of Motion to Reconsider the Denial Without Prejudice of project, 618 Main Street - Conditional Use Permit (CUP) 15-03, Site Plan Review (SPR) 15-05 and Variance (VAR) 15-03;**

*(Note: The following item, 4.4B, is contingent upon adoption of motion under Item 4.4A. Should Item 4.4A not be adopted then Item 4.4B will not be heard)*

**B) Consider Approval to Set Date for Applicant to Submit Revised Application to Staff for Processing and Scheduling Subsequent Planning Commission Public Hearing for CUP 15-03, SPR15-05 and VAR 15-03**

**Project:** Request to establish a permanent parking lot within the C (Commercial) zone. **Applicants:** Howe Family Trust, Marilyn Alice Benton Living Revocable Trust and the Marilyn Alice McCarthy Revocable Trust. **Location:** 618 Main Street. **Assessor's Parcel No.:** 004-011-37. **Staff:** City Planner Painter

### 5. MATTERS FROM COMMISSIONERS AND STAFF

#### 5.1 Commissioners

#### 5.2 Staff

### 6. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for March 1, 2016