



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

**Regular Meeting  
Tuesday, January 19, 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: January 19, 2016**

1.2 [Minutes of the Regular Meeting, December 15, 2015](#)

### 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 – 2016 Major Change to SPR 76-05](#): Request by the Jack Russell Restaurant and Bar, on behalf of the Puthuff Family Partnership, property owner of APN 001-201-15, for exterior alterations to 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 new exterior light fixtures; and, the addition of a new six (6) feet high wood fence for privacy/screening along the northeast portion of the site's eastern property boundary with the City's Fox Lot.

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 [2845 Pleasant Street – Site Plan Review \(SPR\) 2015-10](#): A request by Derek E. Kenzy Revocable Trust, property owner of 2845 Pleasant Street, for Site Plan Review to replace six (6) existing single-hung wood windows with Milgard "Style Line" low-e vinyl, dual pane, single-hung windows, in their existing opening, on an existing secondary dwelling located within the Bedford Avenue – Clay Street Historic Residential District. APN 002-011-35.

Request is categorically exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.  
Staff: City Planner Painter.

- 4.3 City of Placerville - General Plan Amendment (GPA) 2015-02 and Zone Change (ZC) 2015-04:** The Placerville Development Services Department has initiated amendments to the Placerville General Plan Land Use/Circulation and Standards Section, the 2013-2021 Housing Element, and the Placerville Zoning Ordinance. The amendments are requested to these documents to assist in the implementation of Program 3: High-Density Development – Unmet Need for lower income households, of the City’s 2013-2021 Housing Element; to bring the Housing Element into consistency with State housing law per Government Code Section 65583.2(h) and (i); amendments also are intended for internal consistency between the Land Use Section and the Housing Element of the General Plan. The Planning Commission is to consider the amendment request and make its recommendation to City Council. The City Council is the approval body for all amendments to Placerville’s General Plan and Zoning Ordinance.

Staff is recommending a categorical exemption from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. 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 February 2, 2016