



**Agenda**  
**City of Placerville Planning Commission**  
**Regular Meeting**  
**Tuesday, October 20, 2015 - 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 reserves the right to limit the speaker's time to three minutes. The Chair will recognize the speaker and ask that they state their name for the record. 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 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 Law:** The Commission conducts all meetings in accordance with the "Ralph M. Brown Act" (California Government Code Sections 54950, et seq.) and pursuant to the City's Committee, Commissions & Board Policy Manual (City Council Resolution No. 7578).

**1. Call to order and Pledge of Allegiance to the flag**

**2. Roll Call: Peter Wolfe, Chair John  
List, Vice Chair Michael  
Frenn, Member George  
Lowry, Member Daniel  
Robey, Member**

**3. Consent Calendar:**

**3.1 Agenda**

**3.2 [Minutes of the September 15, 2015 Regular Meeting](#)**

**4. Items pulled from Consent Calendar (if applicable)**

**5. Items of Interest to the Public (Public Comment) – Items not on Agenda**

**5.1 Oral Communications**

**5.2 Written Communications**

**6. Public Hearing**

**6.1 [618 Main Street – CUP 2015-03, SPR 2015-05, VAR 2015-03 – Private 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 parking lot within the C (Commercial) zone, a conditional use under the requirements of Zoning Code Sections 10-3-3, 10-3-6 and 10-5-15(C), requiring Site Plan Review under Zoning Code Section 10-4-9(C), and a Variance under Zoning Code Section 10-3-5 for deviations to City Code requirements for parking lot surfacing under Section 10-4-4(D)1 and landscape, irrigation and site treatment requirements under Section 10-4-9(G)3(c), (g), (h), (i) and (k).

**Environmental Determination:** Small parking lots that are accessory to commercial uses are categorically exempt from CEQA, as they are examples of a Class 11 Categorical Exemption per Section 15311(b) of the CEQA Guidelines.

**Staff Recommendation:** That the Planning Commission conduct a public hearing to receive public comment, adopt findings to support its decision to conditionally approve CUP 2015-03 and SPR 2015-03; deny VAR 2015-03. **Staff:** Andrew Painter, City Planner.

**6.2 [Zone Change 2015-05: Water Efficient Landscape Regulations:](#)** The Planning Commission will conduct a public hearing to consider and make recommendation to City Council regarding proposed text amendments to the City's Zoning Code (ZC 2015-05). Code changes are necessary to bring the City into compliance with California Government Code § 65591 - 65599 and the state's California Water Commission revised Model Water Efficient Landscape Ordinance involving the addition of Chapter 6: Water Efficient Landscape Regulations to Title 10, the Zoning Ordinance.

**Environmental Determination:** Staff has determined that ZC 2015-05 is categorically exempt from environmental review pursuant to Sections 15307 and 15308 of the CEQA Guidelines, in that the activity is authorized by statute to establish procedures to assure the maintenance, restoration, enhancement or protection of water, a natural resource.

**Staff Recommendation:** That the Planning Commission recommend that City Council adopt the changes to the Zoning Code.

- 6.3 Zone Change 2015-06: Amendments to Section 10-4-9(G)3 of the Zoning Ordinance:** The Planning Commission will conduct a public hearing to consider and make recommendation to City Council regarding proposed text amendments to the City's Zoning Code Section 10-4-9(G)3 relative to Site Plan Review Criteria involving parking lot shading, water efficient landscaping and landscape maintenance.

**Environmental Determination:** Staff has determined that ZC 2015-06 is categorically exempt from environmental review per Section 15061(b)(3) of the CEQA Guidelines, the general rule, where it can be seen with certainty that there is no possibility that ZC 2015-06 may have a significant effect on the environment.

**Staff Recommendation:** That the Planning Commission recommend that City Council adopt the changes to the Zoning Code.

**7. Matters from Commissioners and Staff**

**7.1 Commissioners**

**7.2 Staff**

**8. Adjournment to the November 3, 2015 Planning Commission Regular Meeting**