

MINUTES

**REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, APRIL 19, 2016, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

Call to Order and Pledge of Allegiance to the Flag

Chair Wolfe called the meeting to order at 6:00 p.m. then led those in attendance in the Pledge of Allegiance.

Roll Call:

Members Present: Frenn, List, Lowry, Wolfe, Robey

Members Absent: None

*Staff Present: Executive Secretary and City Planner Painter,
Development Services Director Rivas*

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, April 19, 2016

1.2 Minutes: Regular Meeting, March 15, 2016

Member Frenn moved the Consent Calendar, seconded by Vice Chair List. The motion carried without objection.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

None

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

3.1 Oral Communications

None received.

3.2 Written Communications

None received.

4. PUBLIC HEARING

126 Forni Road – CUP 15-05, SPR 99-10-R3 & CUP 10-07

The following request was submitted for an existing auto sales and service use: Conditional Use Permit 15-05 to establish and use a new pole sign; Master Sign Plan amendment to Site Plan Review 99-10 for the addition of the new pole sign; and, the vacation and termination of Conditional Use Permit 10-07 that authorized the use of one pole sign. **Applicant:** Thompson's Auto Group. **Owner:** Phoenix Wilderness, LLC. **Location:** 126 Forni Road. **Assessor's Parcel No.:** 325-310-24. **Zoning:** HWC (Highway Commercial Zone).

City Planner Painter presented staff's report. Dennis Schneider of Western Sign Co., representing the project applicant addressed the Commission.

Following Commission discussion Member Lowry moved to make the findings presented in staff's report and conditionally approve SPR 76-05-R and CUP 15-05 as follows, along with the termination of CUP 10-07. Vice Chair List seconded and the motion passed (3-2) with Member Frenn and Chair Wolfe voting no.

- I. *Find that the request is categorically exempt from environmental review pursuant to §15303 (new small structures) and §15311 (on premise signs) of the California Environmental Quality Act Guidelines, in that it involves the construction of a pole sign containing a twenty feet (20 ft.) in height support structure for the existing use with no expansion of use proposed.*

- II. *Make the following findings with respect to the proposed CUP 15-05 and Master Sign Plan amendment, SPR 99-10-R3, for the pole sign.*
 - A. *The automobile sales and service uses on the project site is a highway oriented use.*
 - B. *The sign is deemed essential to the public convenience and is in harmony with the various elements and objectives of the General Plan, in that new sign is appropriate in design and scale, and is positioned for business identification for the highway traveling public.*
 - C. *Sign and sign support color and finish blends with the existing color and finish of the showroom building, ground and wall signs, therefore they do not create a detrimental effect to the site or surrounding properties.*
 - D. *All signage is of quality design and is compatible and well related with the style and character of the existing improvements on the site.*
 - E. *Find that the maximum quantity of signs under the City's Sign Regulations may be exceeded due to the site's unique characteristics of its as-built nature, surrounding topography and business needs.*

- III. *Conditionally approve CUP 2015-05 and the Master Sign Plan Amendment under SPR 99-10-R3, subject to the following Conditions of Approval; and that the time and temperature pole sign approved under CUP 10-07 has been vacated by the property owner and is now null and void.*

CUP 15-05 and SPR 99-10-R3 – Conditions of Approval

1. *Approval. Approval of this planning application allows for a Master Sign Plan amendment under SPR 99-10-R3 and request for CUP 15-05 for a pole sign, twenty feet (20') in overall height including pole pedestal, with support structure consisting of aluminum exterior cladding with chrome accents, with total sign area of 53.5 square feet for an existing auto sales and service use. Total new Master Sign Plan aggregate sign area is 396.6 sq. ft. with approval of CUP 15-05 and the vacation and termination of CUP 10-07. The project is approved as shown in Attachment A of staff's April 19, 2016 staff report, and as conditioned or modified below.*
2. *Project Location. The Project site is located at 126 Forni road, at the southeast corner of the intersection of Forni Road and Briw Road in the City of Placerville. APN: 325-310-24. SPR 99-10-R3 and CUP 15-05 shall apply only to the project location and cannot be transferred to another parcel.*
3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
4. *Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and payment of all required fees.*
5. *Permit Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan*

review approval shall also simultaneously expire. The planning commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The planning commission shall consider any changes to this code or to the project when granting the extension.

6. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, any other affected governmental agencies, and the City of Placerville, including conditions of approval for CUP 77-13, SPR 77-21, SPR 99-10 and SPR 99-10-R2 as they have been amended from time to time.*
7. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
8. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of either a Major or Minor Change to approved the site plan, per Section 10-4-9(P) of City Code.*
9. *Project applicant shall be required to submit three complete sets of the proposed sign construction and installation plans, the construction of the tower and pole sign to the Building Division.*

The plans are to include electrical, existing and new, schematics for the type of lighting and UL listing of the individual cabinets. A detail of how the cabinets are secured to the structure.

A complete plan set showing the construction of the proposed tower and the 20' sign pole with footing details, reviewed and stamped by a California licensed engineer. Include all structural calculations for footings and structural elements of the tower.

5. NEW BUSINESS

5.1 Elections of Officers

Election of the Planning Commission officer positions of Chair and Vice Chair was held for one year terms (March 1 to February 28).

Member Lowry nominated Member Wolfe for Chair and Member Robey for Vice Chair. Member List seconded the nomination. The nominated Members were elected by a 5-0 vote.

5.2 Annual Planning Commission Bylaw Review

After Commission discussion, no action was taken to amend the Bylaws.

6. MATTERS FROM COMMISSIONERS AND STAFF

6.1 Commissioners

Members Wolfe and Robey discussed with staff regarding the Commission responsibilities in the post-suspension of the Historical Advisory Committee.

Member Lowry addressed the Members regarding his participated at the training session for Planning Commissioners on April 16, 2016 in West Sacramento.

6.2 Staff

None

7. ADJOURNMENT

Chair Wolfe adjourned the meeting at 6:57p.m.

A handwritten signature in blue ink, appearing to read "Andrew Painter".

Andrew Painter, Executive Secretary
Placerville Planning Commission