



Agenda City of Placerville Planning Commission

**Regular Meeting
Tuesday, September 20, 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, September 20, 2016**

1.2 **[Minutes: Regular Meeting, July 19, 2016](#)**

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

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

4. WRITTEN COMMUNICATIONS

5. PUBLIC HEARINGS

5.1 **[618 Main Street – Conditional Use Permit \(CUP\) 15-03, Site Plan Review \(SPR\) 15-05, Variance \(VAR\) 15-03- 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, seven space parking lot on vacant land within the C (Commercial) Zone. The project has been determined to qualify for a Categorical Exemption per Section 15311(b) of the California Environmental Quality Act (CEQA) Guidelines.

(This request was to be considered at the Planning Commission's August 16, 2016 Regular Meeting. Due to lack of a meeting quorum the request was not considered on that date.)

5.2 **[2920 & 2922 Bedford Ave – Site Plan Review \(SPR\) 16-04](#)**

Property owner Travis Thompson of 2920 and 2922 Bedford Avenue (A.P.N. 001-192-04) requests the phased Site Plan Review (SPR) involving exterior alterations of two residential structures within the Bedford Street – Clay Street Residential Historic District. Alterations include replacing porch decking, porch posts, entry and garage doors, windows, and siding. The request would also add wood shutters to windows on both residences; add pergola over garage door openings, and add a covered entry gable for the 2922 Bedford Ave. residence. This project has been determined to qualify for a Categorical Exemption per Section 15301 Class 1, of the California Environmental Quality Act (CEQA) Guidelines, which permits the restoration and maintenance of an existing residence.

5.3 **2013-2021 Housing Element Implementation - General Plan Amendment 16-02, Zone Change 16-03 and Amendment to The Ridge at Orchard Hill Planned Development Overlay 03-01**

A request by the City of Placerville that the Planning Commission conduct a public hearing to consider and make recommendation to City Council regarding the following that would partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element:

1. Amendments to the City of Placerville General Plan Land Use Section and the Housing Element, establishing the Housing Opportunity (HO) Overlay land use designation, inserting description, and where applicable, references to the Housing Opportunity Overlay Zone (Zoning Ordinance Section 10-5-24); and, amendments to Housing Element Table 40 and Appendix E of the City of Placerville Potential Low Income Housing Land Inventory;
2. Amendments to The Ridge at Orchard Hill Planned Development Overlay 03-01, the General Plan Land Use Map and the Zoning Map by application of a Housing Opportunity Overlay land use designation and zone district to two parcels, A.P.N. 323-220-06 and 323-220-08, totaling approximately six acres, generally located at southeast corner of the intersection of Mallard Lane and Macintosh Drive, within The Ridge at Orchard Hill Planned Development; and,
3. An Addendum to the Mitigated Negative Declaration for the approved The Ridge at Orchard Hill Planned Development project (Planned Development Overlay 03-01, General Plan Amendment 03-01, Zone Change 03-01, Tentative Parcel Map 03-06, Vesting Tentative Subdivision Map 03-02 and Conditional Use Permit 03-02).

5.4 **Sidewalk Dining – Zone Change 16-02**

A request by the City of Placerville that the Planning Commission conduct a public hearing to consider and make recommendation to City Council regarding proposed text amendments to the City's zoning code (ZC 2016-02) to allow and regulate outdoor sidewalk dining with the public right-of-way. The ordinance requires an approval from the City Council. The request is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

(This request was to be considered at the Planning Commission's August 16, 2016 Regular Meeting. Due to lack of a meeting quorum the request was not considered on that date.)

6. MATTERS FROM PLANNING COMMISSIONERS

7. MATTERS FROM STAFF

8. ADJOURNMENT