

MINUTES

**REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JUNE 21, 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: List, Lowry, Wolfe, Robey, Frenn (arrived during Item 3.1)

Members Absent: None

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

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, June 21, 2016

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

The Consent Calendar was adopted viva voce.

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:

Mike Butterfield, Kirk Smith and unknown speaker addressed the Commission regarding the keeping of chickens within the City.

3.2 Written Communications:

Executive Secretary Painter announced the receipt and distribution to the Commission of comments received after agenda packets were distributed from Sue Taylor Design and Suzanne Douvres Bickel for Item 4.1, and from Larry Parker for Item 4.2.

4. PUBLIC HEARINGS

4.1 618 Main Street – Conditional Use Permit (CUP) 2015-03, Site Plan Review (SPR) 2015-05, and Variance (VAR) 2015-03: Consider staff's request to disapprove the project, submitted 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. **Location:** 618 Main Street, Placerville. **Assessor's Parcel No.:** 004-011-37. **Zoning:** C (Commercial Zone).

City Planner Painter presented staff's report. Sue Taylor and Wilbur Howe, representing the property owners, addressed the Commission. Public comment was received from Steve Calfee, Marian Washburn, Michael Drobesch and Kirk Smith.

Member Frenn moved to delay action on the request until such time as staff has had an opportunity to vet, review and to notice for public hearing a revised application submittal; the applicant is granted two weeks from this meeting to submit all information staff would need to start the vetting, reviewing and noticing process. Member List seconded the motion. Motion passed 4-1 with Member Lowry voting no.

- 4.2 ZC 16-01 – Housing Opportunity Overlay Zone:** Consider and make a recommendation to City Council regarding the request by the City of Placerville to amend the Placerville City Code, Title 10, Chapter 5: Zone Regulations, adding Section 24: HO, Housing Opportunity Overlay Zone. **Location:** None. The request under consideration would create the proposed HO Overlay Zone provisions in the Zoning Ordinance, but would not apply to any specific sites. Rezoning of individual sites would occur in the future after public hearings before the Planning Commission and City Council.

City Planner Painter presented staff's report, supplemented by Director Rivas. Public comment was received from Michael Drobesch and Kirk Smith.

Following Commission discussion, Chair Wolfe moved to recommend to City Council that City Council: A) Find that ZC 2016-01 is exempt from CEQA per Section 15061(b)(3) of the CEQA Guidelines, the general rule, in that it can be seen with certainty that the proposed amendment would have no potential impact on the environment, as no lands are to be designated HO Overlay on the City of Placerville Zoning Map with this action. B) Adopt ZC 2016-01 that would amend the Placerville Zoning Ordinance (Title 10), Chapter 5, adding Section 24: HO, HOUSING OPPORTUNITY OVERLAY ZONE. Member Lowry seconded the motion. Motion passed 5-0.

5. MATTERS FROM PLANNING COMMISSIONERS:

Member Frenn addressed the Commission regarding the keeping of chickens within the City, and to announce the upcoming Placerville Bell Tower Brewfest. Chair Wolfe addressed the Commission regarding the submittal of site plans by licensed professionals.

6. MATTERS FROM STAFF

Executive Secretary Painter informed the Commission of the status of the City's Development Guide Update scheduled for City Council adoption at their June 28, 2016 meeting.

7. ADJOURNMENT

Chair Wolfe adjourned the meeting at 8:28 pm.



Andrew Painter, Executive Secretary
Placerville Planning Commission