



# Agenda City of Placerville Planning Commission

**Regular Meeting**  
**Tuesday, February 3, 2015 - 6:00 P.M.**  
**Town Hall, 549 Main Street, Placerville, California**

*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, 2<sup>nd</sup> floor, during normal business hours. Agendas and Staff Reports are also made available online at the Planning Commission Agenda Webpage.*

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**
2. **ROLL CALL:**     **Chair Lowry, Vice Chair Drobesh, Member Frenn,  
Member List, Member Russell**
3. **ADOPTION OF AGENDA**
4. **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. The reading of the full text of all resolutions will be waived unless a Commission member requests otherwise.

#### **4.1 Adoption of Minutes - October 21, 2014 Regular Meeting**

5. **ITEMS REMOVED FROM CONSENT CALENDAR (If Applicable)**
6. **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.

7. **COMMUNICATIONS**

## 8. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS:

### 8.1 [3192 BIG CUT RD AND 821 PHILLIPS CT - SPR 2015-01](#)

Public Hearing to consider the application of the Richard J. and Joan K. Clayton Trust for Site Plan Review (SPR 2015-01) to convert an existing approximately 2,700 square foot single-family residence, an existing attached 426 square foot hobby/game room, and an existing 950 square foot detached secondary dwelling unit into a multi-family residential facility. Staff is recommending that this project be deemed Categorically Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Andrew Painter, City Planner

### 8.2 [225 PLACERVILLE DR - SPR 2014-06: SIERRA CENTRAL CREDIT UNION](#)

Public Hearing to consider the application of Sierra Central Credit Union for Site Plan Review (SPR 2014-06) to allow the demolition of the existing two-story, 7,000 square foot office building located centrally on the subject site, and to construct a new 4,000 square foot commercial building to house the Sierra Central Credit Union on the site, complete with well as parking, landscaping and related features. APN 325-120-47. Staff is recommending that this project be deemed Categorically Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Andrew Painter, City Planner

### 8.3 [1990 / 2000 BROADWAY - CUP 2014-02, SPR 2014-05, EA 2014-05: PLACERVILLE COMMONS](#)

Public Hearing to consider the application of Jerry and Shelley Walls for Conditional Use Permit (CUP 2014-02) and Site Plan Review (SPR 2014-05) to allow the construction and operation of an of 86-unit Senior Housing Complex (84,000 sq. ft.), including parking and landscaping on approximately four acres. APN 048-350-58. A MND was previously certified for the site in January 2009 for the Hilton Garden Inn project. A CEQA Addendum has been prepared to address modifications to the project since approval. Planning Commission's action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Andrew Painter, City Planner

## 9. MATTERS FROM COMMISSIONERS AND STAFF

Commissioner and Development Services Department staff comments/reports on items not on the agenda.

## 10. ADJOURNMENT

Adjourn to the February 17, 2015 Planning Commission Regular Meeting.

---

*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 Community Development Department at City Hall, 3101 Center Street, 2<sup>nd</sup> floor, during normal business hours. Agendas and Staff Reports are also made available online at [http://cityofplacerville.org/depts/comms/planning\\_commission/agenda.asp](http://cityofplacerville.org/depts/comms/planning_commission/agenda.asp). If you wish to receive this Agenda twice monthly via email or mail, please send your contact information to [pv.planning@gmail.com](mailto:pv.planning@gmail.com) or call (530) 642-5252.*