

MINUTES

**REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, SEPTEMBER 20, 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

Members Absent: Frenn

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

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, September 20, 2016

1.2 Minutes: Regular Meeting, July 19, 2016

By unanimous consent, the Consent Calendar was adopted.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

None

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

None

4. WRITTEN COMMUNICATIONS

None

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 parking lot on vacant land within the C (Commercial) Zone.

City Planner Painter presented staff's report. Phil McCarthy, Wilbur Howe and Sue Taylor (who submitted one 11"x17" exhibit), representing the property owner and applicant, addressed the Commission. Public comment was received from Michael Drobesh, Marion Washburn, Sue Rodman, Kathi Lishman, Evelyn Veerkamp and Kirk Smith (who submitted three 11"x17" exhibits).

Following Commission discussion, the motion by Chair Wolfe that was seconded by Vice Chair Robey was approved on a 3-1 vote (Member List voting no) to:

- I. Make the finding that the CUP 2015-03 and SPR 2015-05 project, consisting of the small parking lot construction and use, is exempt from the California Environmental Quality Act (CEQA) in that the use is classified under the Class 11 Categorical Exemption per Section 15311(b) of the CEQA Guidelines.*
- II. Make the following findings for CUP 2015-03:*
 - A. The granting of this permit will not be materially detrimental to the public health and safety within the vicinity, in that the project as conditioned meets City requirements for access, circulation, and parking space dimensions;*
 - B. The granting of this permit will not be injurious to surrounding property in that proposed landscape improvements will contribute to the aesthetic enhancement of the site, in harmony and consistent with the Site Plan Review criteria within Section 10-4-9 of City Code;*
 - C. The granting of this permit is consistent with the purposes of the Commercial General Plan Land Use designation, in that the use as conditioned would be concentrated in a well-defined area, and designed to create conditions conducive to a convenient and desirable environment for employees of the adjoining commercial building.*
- III. Make the findings as follows for SPR 2015-05:*
 - A. Site Plan 2015-05, as conditioned, will accomplish a desirable transition within Main Street and the parking lot through the addition of paving and landscape planting, consistent with Policy 9 of Goal C of the General Plan Land Use Element, and.*
 - B. The project was reviewed and as conditioned is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review*
- IV. Conditionally approve CUP 2015-03 and SPR 2015-04, subject to the following Conditions of Approval:*

CUP 2015-03 and SPR 2015-04 Conditions of Approval

- 1. Project Description & Location: Conditional Use Permit (CUP) 2015-03 and Site Plan Review (SPR) 2015-05 is conceptually and conditionally approved to allow the construction and use of a private parking lot located at 618 Main Street, along the south side of the Main Street, approximately 150 feet east of the intersection of Main Street and Cedar Ravine Road, City of Placerville. APN: 004-011-37. CUP 2015-03 shall apply only to the project location and cannot be transferred to another parcel.*
- 2. Permanent parking shall only occur within the areas designated for parking as shown on the Planning Commission approved, or City Council upon appeal, site improvement plan.*
- 3. All construction shall be limited to Monday through Saturday only between the hours of 8:00am to 5:00pm, with no construction permitted on Sunday, or City or state recognized holidays.*
- 4. Site Plan Review and Conditional Use Permit Expiration. The approval of the Site Plan Review and Conditional Use Permit shall expire and become null and void eighteen (18) months after the date of approval unless a site improvement permit has been obtained for Site Plan Review approved site activities before the date of expiration. Should the site improvement permit expire then the Site Plan Review and Conditional Use Permit 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.*
- 5. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department for determination of appropriate procedures.*
- 6. Approved Site Plan Review site improvement activities shall require obtaining all necessary permits prior to improvement activity commencement. Construction drawings stamped and submitted for site improvement permit processing issuance shall include a sheet containing all approved conditions of approval under the approved CUP 2015-03 and SPR 2015-05 project.*
- 7. The request shall meet the paving requirements per City Code Section 10-4-4 (D), or the use of substitute paving materials as approved by the City Engineer.*
- 8. The request shall meet the minimum parking aisle width per City Code Section 10-4-4 (C) 4.*

9. *The project applicant or his/her successors, heirs, assigns shall sign and cause the recording of a Landscaping Maintenance Agreement prior to the issuance of site improvement plans for the site improvement activities in accordance with City Code §10-4-9 (Site Plan Review).*

V. *Find as follows regarding VAR 2015-03:*

Due to other properties located in the immediate project vicinity at 630, 640 and 660 Main Street and within the same C (Commercial) Zone that experience cut bank, geologic and topographic site constraints similar to the project site, but these sites have been developed with positive design features of surfacing and landscape components that are consistent with the Community Design Section goal and policies relative to preserving and enhancing the existing community character and sense of place, the project would:

- A. *Grant special privileges to the project site that are inconsistent with the purpose of the General Plan Land Use Section;*
- B. *Be inconsistent with the goals and policies of the Community Design Section of the General Plan.*

VI. *Disapprove VAR 2015-03 based on the information contained in the public record, including staff's report for the August 16, 2016 and September 20, 2016 Planning Commission Regular Meeting, application materials submitted by the project applicant, and any relevant comments provided at the September 20, 2016 Public Hearing.*

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.

City Planner Painter presented staff's report. Property owner Travis Thompson addressed the Commission. Public comment was received from Van Thompson and Michael Drobesh.

Following Commission discussion, the motion by Member List that was seconded by Member Lowry was approved on a 4-0 vote to:

I. *Make the following findings:*

- A. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.*
 - B. *The project site, APN 001-192-04, contains three detached structures with three addresses consisting of a three bed and two bath residence with 2922 Bedford Ave address; a garage with two bed and one bath residence on the second story with 2920 Bedford Ave address; and, a building at 2924 Bedford Ave containing two attached units of 1 bed and 1 bath each.*
 - C. *The project site is located within the Bedford Avenue- Clay Street Residential Historic District, but the structures at 2920, 2922 and 2924 Bedford Ave are not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*
 - D. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed alterations are compatible with the visual attributes of neighboring structures within the Historical District.*
 - E. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*
- II. *Conditionally approve SPR 2016-04 subject to the Conditions of Approval provided as follows:*
- 1. *Approval. The phased project is approved as shown in Attachment A of staff's September 20, 2016 staff report, and as conditioned or modified below.*
 - 2. *Project Location. The Project site is located at 2920 and 2922 Bedford Avenue, Placerville. APN: 001-192-04. SPR 16-04 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. *Site Plan Review 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.

5. *Project Phasing. Upon successful completion and final inspection approval by the City for Phase I, the applicant shall have eighteen (18) months from the date of the approved final inspection to obtain a building permit for Phase II. Should the building permit expire then the site plan review approval shall also simultaneously expire.*
6. *Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing.*
7. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
8. *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.*
9. *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 appropriate procedures.*
10. *Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.*

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

City Planner Painter presented staff's report. Public comment was received from Michael Cook, Sharon Petrosky, Judy Sharp, Michael Drobesh and Kirk Smith. Following Commission discussion, the motion by Chair Wolfe that was seconded by Vice Chair Robey was approved on a 3-1 vote (Member List voting no) recommending that the City Council take the following action:

- I. *Make the following findings for recommending approval of the Addendum to The Ridge at Orchard Hill Planned Development Mitigated Negative Declaration (MND), SCH # 2003092025:*
 - A. *Addendum to the MND has been completed in compliance with the California Environmental Quality Act (CEQA), and reflects the lead agency's independent judgment and analysis.*
 - B. *The Addendum provides substantial evidence that the proposal will not result in any new significant environmental impact, a substantial increase in the severity of a previously identified significant impact or any other condition that requires preparation of a subsequent or supplemental MND as described in Sec. 15162 of the CEQA Guidelines.*
 - C. *The Planning Commission reviewed and considered the Addendum and the MND prior to recommending approval of the proposed amendments.*
- II. *Make the following Finding regarding General Plan Amendment (GPA) 16-02 and Zone Change (ZC) 16-03:*

The proposed General Plan and Zoning Ordinance text amendments identified herein are consistent with the General Plan Housing Element as adopted in February 2014, particularly Program 3, High-Density Development – Unmet Need.

- III. *Make the following Findings regarding Zone Change (ZC) 16-03:*

The Zoning Ordinance text amendments proposed herein are consistent with and further General Plan Housing Element Goal C, "To Facilitate the Development of Housing Affordable to Lower- and Moderate-Income Households," specifically Policy 3, which states that "the City will review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs."

- IV. *Adopt the following:*

- A. *Recommend that the City Council consider and adopt the Addendum to the Mitigated Negative Declaration approved for 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.*
- B. *Recommend that the City Council adopt a Resolution amending the text of the City of Placerville's General Plan Land Use Element and the 2013-2021*

Housing Element that would implement Program 3 of the 2013-2021 Housing Element, otherwise known as GPA 16-02:

1. *Establish the Housing Opportunity (HO) Overlay land use designation;*
 2. *Incorporate and reference the HO Overlay land use designation within the Land Use Element and the Housing Element documents as applicable for internal consistency;*
 3. *Amend Appendix E: City of Placerville Potential Low Income Housing Land Inventory and Table 40 to include the HO Overlay land use designation, and to update the inventory to include land with the potential for meeting the City's Regional Housing Need Allocation unmet need for lower income households; and*
 4. *Amend the General Plan Land Use Map by adding the Housing Opportunity Overlay land use designation to the existing High Density Residential land use designation for Assessor's Parcel Numbers 323-220-06 and 323-220-08, comprising approximately 6.1 acres of vacant land located southeast of the intersection of Mallard Lane and Macintosh Drive, Placerville, California.*
- C. *Recommend that the City Council adopt an Ordinance amending the City of Placerville's Zoning Map that would add the Housing Opportunity (HO) Overlay Zone to the existing R-3-PD (Medium Density Multi-Family Residential Zone- Planned Development) for Assessor's Parcel Numbers 323-220-06 and 323-220-08, comprising approximately 6.1 acres of vacant land located southeast of the intersection of Mallard Lane and Macintosh Drive, Placerville, California; otherwise known as ZC 16-03.*
- D. *Recommend that the City Council amend the Official Development Plan for The Ridge at Orchard Hill Planned Development (Planned Development Overlay 03-01) project as follows:*
1. *Authorize the provisions of the Housing Opportunity Overlay Zone to two parcels, A.P.N. 323-220-06 and 323-220-08, and*
 2. *Any future development of multi-family units under the Housing Opportunity Overlay Zone on A.P.N. 323-220-06 and 323-220-08 would be required to comply with the conditions of approval for The Ridge at Orchard Hill Planned Development. Additionally, the design and building elevations would also be required to be substantially consistent with the 2003 approve multi-family unit elevations (The Ridge at Orchard Hill, Building "A" Exterior Elevations, Sheet SA-3.1, dated October 16, 2003).*

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.

Director Rivas presented staff’s report. Public comment was received from Michael Drobesh, Doug Roeca and Kirk Smith. After discussion, Director Rivas recommended and the Commission by general consensus agreed that staff would revise its report to respond to comments received then agendize the request for future public hearing.

6. MATTERS FROM PLANNING COMMISSIONERS:

Vice Chair Robey announced that I will be absent for the October 4, 2016 Regular Meeting if held.

7. MATTERS FROM STAFF

Recording Secretary Painter announced that the October 4, 2016 Regular Meeting will not be held due to lack of agenda items. Mr. Painter further informed the Commission of meeting agenda items for the October 18, 2016 Regular Meeting.

8. ADJOURNMENT

Chair Wolfe adjourned the meeting at approximately 9:00 p.m.



Andrew Painter, Executive Secretary
Placerville Planning Commission