



Agenda City of Placerville Planning Commission

Regular Meeting
Tuesday, November 15, 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, November 15, 2016**

1.2 **[Minutes: Regular Meeting, October 18, 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 **[General Plan Amendment \(GPA16-04\), Zone Change \(ZC16-05\), amendment to Planned Development Overlay \(PD06-01\)](#)**: Consideration and recommendation to City Council of City-initiated land use and zone map amendments for A.P.N. 323-400-20, to allow for the optional development of 35 multi-family dwelling units and open space, a parcel planned for 20 single-family lots and open space under PD06-01, as follows:

(1) General Plan re-designation to High Density Residential – Housing Opportunity Overlay (HDR-HO); (2) zone re-classification to Medium Density Multi-Family Residential – Planned Development Overlay – Housing Opportunity Overlay (R-3-PD-HO); (3) amendment to the Official Development Plan for Placerville Heritage Homes Subdivision Planned Development (PD06-01) project, authorizing the provisions of the Housing Opportunity Zone to A.P.N. 323-400-20. Proposed amendments would partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element.

Location: North side of Ray Lawyer Drive, approximately 1,000 feet northeast of the intersection of Ray Lawyer Drive and Armory Drive on, the project site currently has a General Plan designation of High Density Residential (HDR). Existing zoning is Medium Density Multi-Family Residential – Planned Development Overlay (R-3-PD).

Environmental Review: The City has prepared an Addendum to the Mitigated Negative Declaration for the approved Placerville Heritage Homes Subdivision Planned Development project (PD06-01) for these requests.

Staff: Andrew Painter, City Planner

6. NEW BUSINESS

6.1 [Licensed Professional Document Submittal Requirements for Planning Commission Review](#)

Upon the conclusion of discussion on this topic at their July 19, 2016 Regular Meeting, the Commission requested that staff place on a future Commission meeting agenda an action item involving plan submittals by licensed professionals for Planning Commission reviews.

7. MATTERS FROM PLANNING COMMISSIONERS

8. MATTERS FROM STAFF

9. ADJOURNMENT