

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, NOVEMBER 15, 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 6:03 p.m. then led those in attendance in the Pledge of Allegiance.

Roll Call:

Members Present: List, Lowry, Wolfe, Frenn

Members Absent: Robey

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

**1. CONSENT CALENDAR:**

1.1 Agenda: Regular Meeting, November 15, 2016

1.2 Minutes: Regular Meeting, October 18, 2016

*Prior to Chair Wolfe announcing that by unanimous consent the Consent Calendar was adopted, Member Frenn addressed the Commission regarding wireless communication service need that would be facilitated by Item 5.3 of the October 18, 2016 Regular Meeting, 1125 Broadway Court – CUP 15-02, SPR 15-03, EA 15-03.*

**2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)**

*None*

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

*None received.*

**4. WRITTEN COMMUNICATIONS**

*None received.*

**5. PUBLIC HEARING**

**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.

## Item 1.2

*City Planner Painter presented staff's report. Public comment was received from Lynette Ropp, Business Development, Integrity Ventures Group Inc., representing the owner of the subject rezoned property.*

*Chair Wolfe moved, seconded by Member Lowry, to make the following recommendation to City Council:*

- I. Make the following findings for recommending approval of the Addendum to Placerville Heritage Homes Subdivision Mitigated Negative Declaration (MND):*
  - 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) 16-04 and Zone Change (ZC) 16-05:*

*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. Adopt the following:*

- A. Consider and adopt the Addendum to the Mitigated Negative Declaration approved for Placerville Heritage Homes Subdivision project: Planned Development Overlay 06-01 and Tentative Parcel Map 07-01.*
- B. Adopt a Resolution amending 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 Number 323-400-20, comprising approximately 3.63 acres of vacant land located southeast of the intersection of Mallard Lane and Macintosh Drive (file: GPA16-04).*
- C. 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 Number 323-400-20, comprising approximately 3.63 acres of vacant land located southeast of the intersection of Mallard Lane and Macintosh Drive (file: ZC16-05).*
- D. Amend the Official Development Plan for Placerville Heritage Homes Planned Development (Planned Development Overlay06-01) project as follows:*

## Item 1.2

1. *Authorize the provisions of the Housing Opportunity Overlay Zone on Assessor's Parcel Number 323-400-20, and*
2. *Any future development of multi-family units under the Housing Opportunity Overlay Zone on A.P.N. 323-400-20 would be required to comply with the mitigation measures and conditions of approval for the Placerville Heritage Homes Planned Development. Additionally, the design and building elevations would also be required to contain architectural and finish characteristics of multi-floor massing, roof gables, 8:12 roof pitch, lap and stucco exterior siding, decks, covered entries, single-hung/double hung windows of the 2008 approved single-family residential elevations under the Planned Development (Placerville Heritage Homes Lots 3-10, PD 06-01 Elevations, Sheet 2/6, dated December 2007); and, be substantially consistent with the design requirements of the City of Placerville Development Guide.*

*The motion carried 4-0.*

### **6. NEW BUSINESS**

#### **6.1 Licensed Professional Document Submittal Requirements for Planning Commission Review**

*After discussion by Members and staff, with public input from Lynnette Ropp, the Commission took no formal action to amend submittal requirements. Member discussion suggested that staff examine current applications to include if not present, or emphasize if present, language that the Development Services Department may require that plan document submittals be prepared by licensed professionals.*

### **7. MATTERS FROM PLANNING COMMISSIONERS**

*Member Frenn addressed the pamphlet created by Development Services regarding the keeping of hen chickens within the City.*

### **8. MATTERS FROM STAFF**

*Recording Secretary Painter announced that no Planning Commission meetings would be held during December 2016, and that the next meeting would be January 3 2017.*

### **9. ADJOURNMENT**

*Chair Wolfe adjourned the meeting at approximately 7:30 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission