



Agenda City of Placerville Planning Commission

**Regular Meeting
Tuesday, January 3, 2017 - 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, January 3, 2017

1.2 Minutes: Regular Meeting, November 15, 2016

1.3 Temporary Mobilehome Permit (TMP) 01-02 – Marshall Medical Center – 1100 Marshall Way: An update by Marshall Medical Center regarding the continued use of four commercial coaches authorized by the Planning Commission at the Medical Center. This update by Marshall Medical Center is required under TMP01-02 conditions of approval. The Planning Commission is requested to accept and file the update.

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 1361 Broadway – Site Plan Review 03-03-R: Request for Major Change to the 2003 City approved Site Plan Review (SPR) 03-03, to construct one carport shade structure with photovoltaic solar panels on the site of an existing commercial automobile carwash and lube business located at 1361 Broadway, Placerville, CA. APN 002-251-20 and 002-261-11. Environmental Status: This project has been determined to qualify for a Class 3 Categorical Exemption, per Section 15303 (e) of the California Environmental Quality Act (CEQA) Guidelines. Staff: Andrew Painter, City Planner. The Planning Commission is requested to conditionally approve the Major Change.

- 5.2 2013-2021 Housing Element RHNA Rezone: Program 3. High-Density Development – Unmet Need - General Plan Amendment (GPA 16-03), Zone Change (ZC 16-04) and Environmental Assessment (EA 16-01) -** Proposal by the City of Placerville to change the land use designation and zone classification on Assessor’s Parcel Numbers 323-570-01 and 323-570-37, totaling approximately 7.60-acres, from Commercial (C) to Commercial – Housing Opportunity Overlay (C-HO), located at the intersections of Middletown Road and Cold Springs Road and Cold Springs Road and Placerville Drive. A Draft Initial Study - Mitigated Negative Declaration and Mitigation Monitoring Program has been prepared for the proposal.

The Planning Commission is requested to consider and make recommendation to City Council of City-initiated amendments and the Draft Initial Study – Mitigated Negative Declaration and Mitigation Monitoring Program. Staff: Andrew Painter, City Planner.

6. MATTERS FROM PLANNING COMMISSIONERS

7. MATTERS FROM STAFF

8. ADJOURNMENT

Click link for: [Planning Commission Meeting Packet for January 3, 2017](#)