



Agenda City of Placerville Planning Commission

Regular Meeting
Tuesday, March 21, 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: Wolfe, Saragosa, Robey, List, Frenn

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, March 21, 2017

1.2 Minutes: Regular Meeting, March 7, 2017

(Minutes to be distributed separately after March 7 meeting.)

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

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

4. PRESENTATION

Recognition and Appreciation of George Lowry, outgoing Planning Commission Member

5. PUBLIC HEARING

3097 Cedar Ravine Road – Conditional Use Permit 17-01

Request: Property owners request Planning Commission review and consideration of a Conditional Use Permit to allow conversion of the existing business professional building located at 3097 Cedar Ravine Road (APN 004-011-221) into a single-family residence; the request if approved would discontinue Site Plan Review (SPR) 91-11 and CUP 91-06, that authorized in 1991 the conversion of an existing single-family residence to a business professional office building, making them null and void.

Zoning: Medium Density Multi-Family Residential Zone – Historic District (R-3-H).

Authority: Section 10-5-10(C-3) of the Placerville Zoning Ordinance.

Property Owners: Jennifer and Jeffery Teie.

Assessor's Parcel No.: 004-011-221.

Environmental Review: Class 3 Categorical Exemption under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Conversion of Small Structures).

Staff: Andrew Painter.

6. NEW BUSINESS

6.1 Election of Officers – Planning Commission Chair and Vice Chair

7. MATTERS FROM COMMISSIONERS AND STAFF

7.1 Matters

7.2 Planning Commission Photo

8. ADJOURNMENT