

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, FEBRUARY 7, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

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: Robey, List, Lowry, Frenn, Wolfe
Members Absent: None
Staff Present: Executive Secretary and City Planner Painter,
Development Services Director Rivas

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, February 7, 2017

1.2 Minutes: Regular Meeting, January 17, 2017

Without objection or amendment by the Commission, Chair Wolfe announced the Consent Calendar approved.

2. ITEMS PULLED FROM CONSENT CALENDAR

None

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

Michael Drobesh addressed the Commission regarding hearing chamber etiquette, as well as sign regulations and enforcement.

4. WRITTEN COMMUNICATIONS – ITEMS NOT ON AGENDA

None

5. PUBLIC HEARING

5.1 2946 Coloma Street – Site Plan Review 17-01: Request by property owners Roger Fiddler and Sharon Moorhead for Site Plan Review (SPR) to replace nine wood frame single pane windows with dual pane, white vinyl retrofit windows, in their existing openings; and the approval of an existing vinyl window placed without permits. Site is within the Coloma – Spring Street Residential Historic District. APN 001-161-09.

Staff presented its report. Craig Beckley, representing the property owners, addressed the Commission.

APPROVED 5-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST, LOWRY, WOLFE AND ROBEY); MOTION BY MEMBER FRENN, SECONDED BY MEMBER LOWRY, 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(a) 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, 2946 Coloma Street, APN 001-161-09, contains a single-family dwelling with approximately 1,000 square feet of floor area located within the Coloma – Spring Street Residential Historic District, but this structure is not listed in the City’s Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*

- C. *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.*

- 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 Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.*

- 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 17-01 subject to the Conditions of Approval provided as follows:*
 - 1. *Approval. The project is approved as shown in Attachment A of staff’s February 7, 2017 staff report, and as conditioned or modified below.*

 - 2. *Project Location. The Project site is located at 2946 Coloma Street, Placerville. APN: 001-161-09. SPR 17-01 approval 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. *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.*

 - 6. *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.*

7. *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.*
8. *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.*
9. *Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of the proposed deck and stairs to meet all the 2016 California Building Codes shall be submitted to the Development Services Department for processing. Proposed window replacement work can be shown on a floor plan of the home along with the California Energy Code energy analysis report (Title 24).*

5.2 2880 Norman Street – Site Plan Review 17-02: Request by property owners Jon and Susi McFarland for Site Plan Review (SPR) to replace twelve wood frame single pane, single hung windows with dual pane, white vinyl single hung retrofit windows in their existing openings; and, replace two exterior doors and encasements with pre-hung exterior doors. Site is within the Bedford Street – Clay Street Residential Historic District. APN 002-122-10.

Staff presented its report. Property owner Susi McFarland addressed the Commission.

APPROVED 5-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST, LOWRY, WOLFE AND ROBEY); MOTION BY CHAIR WOLFE, SECONDED BY VICE CHAIR ROBEY, 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(a) 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, 2880 Norman Street, APN 002-122-10, contains a single-family dwelling with approximately 1,600 square feet of floor area located within the Bedford Avenue – Clay Street Residential Historic District, but this structure is not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*
 - C. *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.*
 - 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 Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.*
 - 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 17-02 subject to the Conditions of Approval provided as follows:*

1. *Approval. The project is approved as shown in Attachment A of staff's February 7, 2017 staff report, and as conditioned or modified below.*
2. *Project Location. The Project site is located at 2880 Norman Street, Placerville. APN: 002-122-10. SPR 17-02 approval shall apply only to the project location and cannot be transferred to another parcel.*
3. *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.*
4. *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.*
5. *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.*
6. *Doors. Replaced doors shall meet the Secretary of Interior Standard 5, requiring that the new material will match the old in composition, design, color, and texture of doors typical from the early 1900 era.*
7. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
8. *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.*
9. *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.*
10. *Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of the proposed deck and stairs to meet all the 2016 California Building Codes shall be submitted to the Development Services Department for processing. Proposed window replacement work can be shown on a floor plan of the home along with the California Energy Code energy analysis report (Title 24).*

6. MATTERS FROM PLANNING COMMISSIONERS

Member List addressed exterior lighting at the Jack Russell Brewery Downtown business. Vice Chair Robey addressed application submittal information clarity.

7. MATTERS FROM STAFF

Staff updated the Commission on upcoming Planning Commission and City Council meeting agendas.

8. ADJOURNMENT

Chair Wolfe adjourned the meeting at 6:30 p.m.

Andrew Painter, Executive Secretary