

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, MARCH 21, 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: Frenn, Vice Chair Robey, Saragosa, Chair Wolfe
Members Absent: List
Staff Present: Executive Secretary and City Planner Painter
Development Services Director Rivas

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, March 21, 2017

1.2 Minutes: Regular Meeting, March 7, 2017

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

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

None

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

None

4. PRESENTATION

Recognition and Appreciation of George Lowry, outgoing Planning Commission Member:

APPROVED 4-0 (AYE VOTES FROM COMMISSION MEMBERS WOLFE, ROBEY, SARAGOSA, AND FRENN); MOTION BY CHAIR WOLFE, SECONDED BY VICE CHAIR ROBEY, TO ADOPT THE RESOLUTION NO. 17-01:

*A Resolution of Appreciation to George Lowry
For His Service as City Of Placerville
Planning Commission Member*

Staff presented Mr. Lowry with a plaque, a copy of Resolution No. 17-01, and a graphic image in appreciation of his service to the people of Placerville.

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.

City Planner Painter presented staff's report. Addressing the Commission was project applicant Jennifer Teie.

APPROVED 4-0 (AYE VOTES FROM COMMISSION MEMBERS WOLFE, ROBEY, SARAGOSA, AND FRENN); MOTION BY MEMBER SARAGOSA, SECONDED BY MEMBER FRENN, TO:

- I. *Adopt the Staff Report as part of the public record.*
- II. *Make the following Findings of Fact:*
 - A. *The project is exempt from environmental review pursuant to §15303(a) of the California Environmental Quality Act. This exemption includes the conversion of an existing small office structure to a single-family residence where no modifications are made to the exterior of the structure;*
 - B. *The approximate one thousand (1,000) square foot building on the 3097 Cedar Ravine Road project site was originally built in 1931 as a single-family residence;*
 - C. *For over sixty (60) years the single-family residence was in continuous use until conversion to an office use in the 1990s through CUP 1991-06 and SPR 1991-11;*
 - D. *The project parcel area is 5,097 square feet, or approximately fifteen percent (15%) less than the six thousand (6,000) square-foot minimum parcel area required within the R-3 Zone (Section 10-5-10(D)2);*
 - E. *The project parcel area is 0.117 acres, with 1.40 dwelling units being the maximum number of units permitted on this parcel with the existing parcel area under the R-3 Zone maximum density of twelve (12) dwelling units per acre;*
 - F. *Parcel area necessary to accommodate another dwelling unit on the site and not exceed the maximum density under the R-3 Zone would be 0.166 acres;*
 - G. *Site parcel width is forty five feet (45'), measured at the midway point between the front and rear property lines, and is twenty five percent (25%) less than the sixty*

foot (60') minimum parcel width required within the R-3 Zone (Section 10-5-10(D)5);

H. Based on findings B, C, D, E, F and G above, physical constraints of the site would restrict and limit the development of multi-family residential uses.

III. Conditionally approve the CUP 17-01 request subject to the following Conditions of Approval, the result of which shall supersede CUP 91-06 and SPR 91-11 making CUP 91-06 and SPR 91-11 null and void:

- 1. Conditional Use Permit 17-01 approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the hearing:*

The project description is as follows: The conversion of one approximately 1,000-square-foot, detached, single-story structure containing four rooms, including a bathroom, into a single-family residence, as further described in the Staff Report, located at 3097 Cedar Ravine Road, APN 004-011-22.

Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Approval shall apply only to the structure at 3097 Cedar Ravine Road, regardless of any change of ownership, but may not be transferred to another parcel.*
- 3. Obtain a construction permit from the Building Division and pay all required fees for the change in building occupancy from business professional office to a single-family residence, along with the removal of the ground sign advertising structure and sign authorized under Construction Permit No. 17638 that is located near the southeast corner of the site location.*

The single-family residence shall meet 2016 Residential Code for fire and safety alarms and egress from bedrooms. New electrical safety devices, such as GFCI outlets, energy saving fixtures and switching shall be installed.

A simple, scaled, floor plan indicating the types of use of each room, such as living room, bedroom, etc., shall accompany the construction permit application. The floor plan shall also include any proposed changes to the structure.

Residential occupancy shall not occur until issuance of a Certificate of Occupancy from the Development Services Department.

- 4. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of City*

inspectors. Residential occupancy shall not occur until all conditions are completed to the satisfaction of the Development Services Department.

5. *Conditions of approval shall be binding on the property owner and all successors in interest in the event the project site is sold to another party.*

6. NEW BUSINESS

6.1 Election of Officers – Planning Commission Chair and Vice Chair

This Item was continued to April 4, 2017, per Article 7(g) of the Planning Commission Bylaws due to the absence of Member List.

7. MATTERS FROM COMMISSIONERS AND STAFF

7.1 Matters from Commissioners and Staff

Executive Secretary Painter announced receipt by the City of a March 14, 2017 letter from the California Department of Community Development stating the City's Housing Element complies with State housing law.

Chair Wolfe commented regarding the City Council's March 14, 2017 meeting and its discussion of the 618 Main Street parking lot project.

7.2 Planning Commission Photo

This Item was continued to April 4, 2017 due to the absence of Member List.

8. ADJOURNMENT

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

Andrew Painter, Executive Secretary