

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, MAY 2, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

Chair Robey called the meeting to order at 6:00 p.m. then led those in attendance in the Pledge of Allegiance.

Roll Call:

Members Present: Chair Robey, Vice Chair Saragosa, List, Frenn,
Members Absent: Wolfe (Excused Absence)
Staff Present: Executive Secretary and City Planner Painter
Development Services Director Rivas

1. CONSENT CALENDAR:

- 1.1 Agenda: Regular Meeting, May 2, 2017**
- 1.2 Minutes: Regular Meeting, April 4, 2017**

Member list requested that item 1.1 be pulled from the Consent Calendar.

The remaining Consent Calendar was approved by unanimous consent.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

- 2.1 Agenda: Regular Meeting, May 2, 2017**

APPROVED 4-0 (AYE VOTES FROM COMMISSION MEMBERS ROBEY, SARAGOSA, LIST AND FRENN); MOTION BY MEMBER LIST, SECONDED BY MEMBER FRENN, TO REMOVE ITEM 6.1 UNTIL A FULL COMMISSION IS IN ATTENDANCE.

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

None received.

4. COMMUNICATIONS

City Planner Painter announced the distribution of the Commission mail and the Commission's May 16, 2017 Regular Meeting Agenda packet.

5. PUBLIC HEARING

5.1 1864 Broadway - CUP 17-02: Consideration of a request to operate an automobile brokerage business in the Highway Commercial (HWC) zone.

Location: 1864 Broadway. APN: 049-350-30. **Applicant:** Morgan Burgess, Highroad Motors, LLC. **Env. Doc:** CEQA Exemption, CEQA Guidelines Section 15332: In-Fill Development Projects (proposed).

City Planner Painter presented staff's report. Applicant Morgan Burgess addressed the Commission. Public comment was received from Amanda.

APPROVED 3-1 (AYE VOTES FROM COMMISSION MEMBERS LIST, SARAGOSA AND ROBEY; NAY VOTE FROM MEMBER FRENN); MOTION BY LIST, SECONDED BY MEMBER FRENN TO APPROVE THE REQUEST AS FOLLOWS:

- I. *Find that CUP 17-02 is categorically exempt under §15332 of the California Environmental Quality Act Guidelines as infill development, in that:*
 - *the site is located within Placerville City Limits;*
 - *the infill site of 0.48 acres is less than five acres in size;*
 - *the site is surrounded by urban development of single and multi-family residential uses, with commercial uses nearby;*
 - *the site consists of native and non-native grasses and shrubs, paved driveway and parking area, and an existing commercial office building; the site does not provide habitat for sensitive species;*
 - *the request would use the site as an office and for the display and sale of vehicles, involving no auto repair;*
 - *use of the site will not result in significant noise, air quality, or water quality impacts;*
 - *the project and predominate office environment use would comply with City noise standards; and,*
 - *existing utilities (storm water, sewer, water, electrical, propane) are adequate to serve the proposed project.*

- II. *Find the following in support of CUP 17-02:*
 1. *The requested auto broker use fits the category of auto sales, a conditionally permitted use in the Highway Commercial (HWC) zone.*
 2. *The requested use may not be essential to the public's comfort and convenience, however it is considered a desirable use in that it would provide a service to local residents and regional customers who are attempting to buy and sell vehicles.*
 3. *The request is consistent with Policy C7 of the General Plan Land Use Section, in that by approving CUP 17-02 the City would encourage and provide for a commercial business, an auto broker office, in a commercial district.*

4. *The requested use would be located entirely on the project parcel, using and underutilized existing office building and paved parking area on-site.*
5. *The request was evaluated and found to be consistent with the policies and intensity criteria of the Airport Land Use Compatibility Plan (ALUCP) of the Placerville Airport, and therefore consistent with Policy J1 of the General Plan Health and Safety Section and the Airport Overlay (AO) Zone.*

III. Conditionally approve the project request, 1864 Broadway – CUP 17-02 - Highroad Motors, subject to the conditions of approval provided as Attachment 1 of staff's report and as follows:

1. *Conditional Use Permit (CUP) 17-02 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 operation of an automobile brokerage business office in the Highway Commercial (HWC), located at 1864 Broadway, APN 049-350-30.

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.

CUP 17-02 shall become effective eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case the CUP shall not become effective until the granting of the permit is affirmed on appeal.

2. *Approval shall apply only to the office building at 1864 Broadway and APN 049-350-30, regardless of any change of ownership, but may not be transferred to another parcel. 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.*
3. *Revisions to the terms or conditions of CUP 17-02 shall require a new conditional use permit.*
4. *The project shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance, Placerville Municipal Code, and any other City, State and Federal codes, ordinances and laws that may apply.*
5. *Parking:*
 - A. *Six paved and striped spaces exist on the project site, located in the rear portion of the lot behind the 960 square foot office building and shown on site plan. Five of the six total spaces shall be allocated for the existing office building to comply with City Parking Regulations. One parking space is allocated for the DMV required vehicle display area.*
 - B. *The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.*

- C. *A minimum four foot (4') high solid fence, wall or hedge shall be permanently maintained between the parking area serving the office building and auto broker use and the residential zone that is adjacent and south of the project location. Required screening fence, wall or hedge shall be installed no later than 30-days after the effective date of CUP 17-02.*
6. *Wall sign shall be of a permanent nature using durable material. It shall conform to the City's Sign Regulations of City Code. A sign permit must be obtained from the City's Building Division.*

6. NEW BUSINESS

6.1 Planning Commission Request to Review and Potentially Amend Commission Bylaws

Item removed per action taken under Item 2.1.

MATTERS FROM COMMISSIONERS AND STAFF

5.1 Matters from Commissioners

Vice Chair Saragosa announced he will not be in attendance for the August 1, 2017 Regular Meeting. City Planner Painter informed the Commission that this meeting would be cancelled due to the City's participation in National Night Out.

5.2 Matters from Staff

Director Rivas provided the Commission with an update regarding the following:

- *Blairs Lane Bridge has been opened to through traffic;*
- *Pardi Way water line replacement project near completion;*
- *City Council recent approval of the Howe loading zone project at 618 Main Street;*
- *City Council to consider at its May 9, 2017 meeting the temporary use permit for a parklet downtown, and a Resolution of Intent to amend the Sign Regulations of the Zoning Ordinance;*
- *Developer to submit soon for construction permits for the Hampton Inn hotel project;*
- *The Draft Environmental Impact Report for the Clay Street Bridge Replacement and Realignment project is expected to be released for public review by the end of the month.*

6. ADJOURNMENT

Chair Robey adjourned the meeting at 6:50 p.m.

Andrew Painter, Executive Secretary

April 4, 2017 Planning Commission Regular Meeting Minutes
Approved, _____, 2017