



PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, June 20, 2017 - 6:00 P.M.
Town Hall, 549 Main Street
Placerville, California

Commission Members

Michael Frenn
John List
Daniel Robey, Chair
Michael Saragosa, Vice Chair
Peter Wolfe (On Leave of Absence)

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

1. CONSENT CALENDAR:

- 1.1 Agenda: Regular Meeting, June 20, 2017
- 1.2 Minutes: Regular Meeting, June 6, 2017

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

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

4. COMMUNICATIONS

5. NEW BUSINESS

5.1 425 MAIN STREET – SITE PLAN REVIEW 16-06

Request: Site Plan Review for the construction of a pedestrian footbridge over Hangtown Creek off the rear deck of the Lower Fairchild commercial building located at 425 Main Street, Placerville, CA. APN 001-211-12. Footbridge would be for the Powell's Steamer Co. business within the building to allow required egress for maximum Building Occupancy Load. **Property Owner / Applicant:** Les and Gail Russell. **General Plan & Zoning:** Central Business District. **Environmental Status:** Categorically Exemption, per Section 15311 of the California Environmental Quality Act (CEQA) Guidelines. **Staff:** Andrew Painter, City Planner

5.2 1540 BROADWAY – SITE PLAN REVIEW 17-03, VARIANCE 17-01 – HANGTOWN RANGE

Request: The Hangtown Range Project (Project) consists of 1) Site Plan Review (SPR) to change the occupancy of an existing automobile service building and site to an indoor shooting range, and 2) A Variance (VAR) to deviate from City Code Section 10-4-4(C-2) to allow parking within three feet of the Broadway right of way; also it would preclude parking lot shading and meeting other landscaping criteria under Site Plan Review. **Location:** 1540 Broadway, Placerville. **A.P.N.** 004-201-13. **Property Owner / Applicant:** Richard and Darlene Rood. **Zoning:** Highway Commercial - Airport Overlay (HWC-AO). **Environmental Status:** Categorically Exemption, per Section 15301 of the California Environmental Quality Act Guidelines. **Staff:** Andrew Painter, City Planner

6. CONTINUED ITEM(S)

6.1 [Zoning Text Amendments: Front Yard Fencing, Walls and Use Restrictions - Zone Change \(ZC\) 10-02](#) *(continued from June 6, 2017 Planning Commission meeting; [Memo to Planning Commissioner's](#)):*

The Planning Commission is requested to make recommendation regarding ZC 10-02 to City Council. The Placerville Development Services Department has initiated amendments to the Placerville Zoning Ordinance to address City Council community aesthetic concerns regarding the height and location of fences and walls, and use restrictions in front yards. These amendments involve Section 10-4-3: Yards. Environmental Review: Categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

7. MATTERS FROM COMMISSIONERS AND STAFF

- 7.1 Matters from Commissioners**
- 2.2 Matters from Staff**

8. ADJOURNMENT

Information and Procedures 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.