



PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, August 15, 2017 - 6:00 P.M.
Town Hall, 549 Main Street
Placerville, California

Commission Members

Michael Saragosa, Chair Pro Tempore
Michael Frenn
John List
Peter Wolfe

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

1. CONSENT CALENDAR:

- 1.1 **Agenda: Regular Meeting, August 15, 2017**
- 1.2 **Minutes: Regular Meeting, June 20, 2017**
- 1.3 **Amendments to the City of Placerville Development Guide – Chapter XIII. Signage:**
The Commission to consider final text and graphic additions and amendments to the Development Guide's Chapter XIII, and then make a recommendation to City Council regarding the additions and amendments.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

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

4. COMMUNICATIONS

5. PUBLIC HEARINGS

5.1 **385 MAIN STREET – SPECIAL TEMPORARY USE PERMIT (TUP) 17-02 – SIDEWALK DINING AREA PERMIT**

Request: For outdoor sidewalk dining within the City right-of-way at 385 Main Street, adjacent to the intersection of Stage Coach Alley and Main Street. Assessor's Parcel No.: 001-212-11. If approved, TUP 17-02 would be granted for twelve months. **Applicant:** Gregory Phelps, Centro business owner. **Property Owner:** Henry Cavigli. **General Plan & Zoning:** Central Business District (CBD). **Environmental Status:** Categorically Exemption per Section 15311 of the California Environmental Quality Act Guidelines. **Staff:** Andrew Painter, City Planner.

5.2 **971 SPRING STREET – SITE PLAN REVIEW (SPR) 06-01 - TOAD HALL**

Request: To extend for twelve months the conditional approval of Site Plan Review 06-01 that involves the construction, grading, landscaping, exterior lighting and signage of one 10,130 square foot mixed use (professional office and residential) 3-story building and detached two-car garage located at 971 Spring Street, northwest of the intersection of Spring & Pleasant Streets. If approved by the Planning Commission, the one year extension would begin from May 24, 2017. **Property Owner/Applicant:** Cynthia Savage. Assessor's Parcel No.: 001-072-031. General Plan & Zoning: Business Professional (BP). **Environmental Status:** Categorical Exemption from environmental review pursuant to Section 15332, In-Fill Development Projects, of the CEQA Guidelines. **Staff:** Andrew Painter, City Planner.

5.3 **ZONING TEXT AMENDMENTS: FRONT YARD FENCING, WALLS AND USE RESTRICTIONS - ZONE CHANGE (ZC) 10-02**

(continued from June 6, 2017 and June 20, 2017 Planning Commission meetings)

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 Status:** Categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Staff:** Pierre Rivas, Development Services Director.

5.4 **ZONING TEXT AMENDMENTS: ACCESSORY DWELLING UNITS – ZONE CHANGE (ZC) 17-01**

The Planning Commission is requested to make recommendation to the City Council concerning text amendments to the city's regulation of second dwelling units (accessory dwelling units) under the Zoning Ordinance. Amendments are necessary to conform to the changes in Government Code Section 65852.2, made by Assembly Bill 2299 (Bloom) and Senate Bill 1069 (Wieckowski), pertaining to the development of accessory dwelling units and associated provisions related to parking, design and development standards. **Environmental Status:** Statutorily exempt from environmental review, in that it involves the adoption of an ordinance regarding accessory units in residential zones to implement the provisions of Section 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code. **Staff:** Andrew Painter, City Planner.

6. **MATTERS FROM COMMISSIONERS AND STAFF**

6.1 **MATTERS FROM COMMISSIONERS**

6.2 **MATTERS FROM STAFF**

7. **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.