

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JUNE 20, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

Vice 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: Vice Chair Saragosa, List, Frenn,
Members Absent: Chair Robey, Wolfe
Staff Present: Development Services Director Rivas

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, June 20, 2017

1.2 Minutes: Regular Meeting, June 6, 2017

VICE CHAIR SARAGOSA ADDRESSED THE AGENDA, THEN MOVED AND SECONDED BY MEMBER FRENN TO CONTINUE ITEM 6.1: FRONT YARD FENCING, WALLS AND USE RESTRICTIONS - ZONE CHANGE (ZC) 10-02, TO THE JULY 18, 2017 REGULAR MEETING, WHEN FOUR OR MORE MEMBERS ARE PRESENT TO MAKE ITS RECOMMENDATION TO CITY COUNCIL REGARDING ZONE CHANGE (ZC) 10-02. THE CONSENT CALENDAR WAS THEN APPROVED BY UNANIMOUS CONSENT.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE) - None

3. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) – ITEMS NOT ON AGENDA - None received

4. COMMUNICATIONS

Executive Secretary Painter announced the receiving and distribution to Members written comments from Dave Machado and Roy and Maggie Renfro regarding Item 5.1.

5. NEW BUSINESS

5.1 425 MAIN STREET – SITE PLAN REVIEW 16-06

Request for 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 / Applicants:** 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

City Planner Painter presented staff's report. Applicant Les Russell addressed the Commission. Public comment was received from Tim Kelley.

APPROVED 3-0 (AYE VOTES FROM COMMISSION MEMBERS LIST, SARAGOSA AND FRENN); MOTION BY FRENN, SECONDED BY MEMBER LIST TO APPROVE THE REQUEST AS FOLLOWS:

- I. Find that SPR 16-06 is categorically exempt under §15311 of the California Environmental Quality Act Guidelines, in that §15311 exempts minor structures accessory to an existing commercial uses and facilities and that the request involves the construction of a footbridge, a minor structure, for an existing commercial use and building for emergency egress purposes.*

II. Make the following Findings of Fact for SPR 16-06:

- A. The Lower Fairchild Building is listed on the City's Historic Resource Inventory.*
- B. The request, a footbridge, is a structure and not a building as defined under City Code Section 10-1-4 in that it does not have a roof.*
- C. The project is consistent with General Plan Section VI. Health and Safety, Goal C and Policy 3, in that the footbridge and its flood-proofed materials would provide an additional building egress for the business at 425 Main Street to accommodate building occupancy of more than 49 persons, enhancing pedestrian convenience and safety in an emergency.*
- D. The project is consistent with General Plan Section VII. Community Design, Goal B and Policy 5, and Goal I and Policy 1, in that the footbridge design appearance and materials present a positive addition to the Creek corridor, they do not detract from the nature or character of the development nearby, and the composite footbridge walkway decking and pressure treated posts and rails are comparable and compatible to that used on the existing Building deck.*
- E. The project is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (Section 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.*
- F. The project was reviewed and is consistent with the purpose, intent and criteria of Zoning Ordinance Sections 10-4-9: Site Plan Review. Make the following finding in support of SPR 16-06:*
 - 1. A minor alteration to the Building would occur from the request. The footbridge's support structure would be attached to the Building but below the existing deck. The footbridge materials and those of the existing Building deck are compatible and comparable and are therefore consistent with Site Plan Review design criteria.*

III. Conditionally approve the project request, 425 Main Street – SPR 16-06, subject to the conditions of approval provided as follows:

- 1. 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 design of the pedestrian footbridge over Hangtown Creek, from the Lower Fairchild Building located at 425 Main Street, APN 001-211-12, to property along the north side of Hangtown Creek owned by the City. Materials and appearance of the footbridge shall be consistent with those on Sheet 1 and 2, prepared by Lori Burne, PE, dated 09.22.16, or as modified by the Planning Commission.

The footbridge will be located westerly of the placement indicated on the Site Plan application, to be determined ultimately under an Encroachment Permit with the City.

- 2. An Encroachment Permit, per City Code Section 8-3-28 (Hangtown Creek Encroachment), shall be obtained from the City Engineer prior to issuance of a construction permit for the request. The Encroachment Permit is subject to the following conditions:*

- 1) The proposed alignment of the bridge obstructs access to an existing City sewer manhole. The bridge must be shifted to the west so that it is clear of the sewer manhole structure, and existing access is not reduced. Re-submission of the plans is required after revision.*

- 2) Hangtown Creek is located within the City right-of-way. The proposed bridge and the existing deck over the creek are encroachments; therefore an Agreement for Structure*

Located in the City of Placerville Right-of-Way is required. The agreement should be completed and recorded by the Applicant prior to construction.

3. *The Applicant's submitted engineered plans for the proposed pedestrian bridge located within the 100-year floodplain are subject to review and approval by the City Floodplain Administrator and Building Official prior to issuance of the building permit. The plans shall be prepared and reviewed in accordance with City Code Chapter 9 Flood Damage Protection.*

4. *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.*

5. *SPR 16-06 shall become effective eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case the SPR shall not become effective until the granting of the permit is affirmed on appeal by City Council.*

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

Request for Site Plan Review (SPR) to change the occupancy of an existing automobile service building and site to an indoor shooting range; request for 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

City Planner Painter presented staff's report. Applicant Dick Rood addressed the Commission. Public comment was received from Peter McQuillen and Myra Lowder.

APPROVED 3-0 (AYE VOTES FROM COMMISSION MEMBERS LIST, SARAGOSA AND FRENN); MOTION BY FRENN, SECONDED BY VICE CHAIR SARAGOSA TO APPROVE SPR 17-03 AND VAR 17-01 FOR THE PROJECT LOCATED AT 1540 BROADWAY; ADOPTING THE STAFF REPORT AS PART OF THE PUBLIC RECORD AND THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL:

I. *Find that SPR 17-03 is categorically exempt under §15301 of the California Environmental Quality Act Guidelines, in that §15301 exempts projects to existing buildings involving minor exterior and interior changes.*

II. *Make the following Findings of Fact for SPR 17-03:*

1. *Make the following General Plan consistency Findings:*

A. *This request is consistent with the Highway Commercial General Plan Land Use Designation that is designed to provide for the highway-oriented uses that are convenient for the traveling public, in that a place of entertainment is a highway-oriented use that would cater to travelers along Highway 50.*

B. *The indoor shoot range project provides for the development of a Highway Commercial facility that would be concentrated in well-defined and well-designated areas.*

C. *This request is consistent with General Plan Section 1. Land Use, Goal C and Policy 4 of Goal C, in that the Hangtown Range request would become a new commercial*

business in Placerville that would provide an indoor entertainment opportunity that is not being provided in the Placerville area.

D. This request is consistent with General Plan Section VII. Community Design, Goal I and Policy 1 of Goal I, in that approval would authorize the repurpose of the vacant auto service building and site by improving its outward character and appearance from the street.

E. The request is consistent with the policies and intensity criteria of the Airport Land Use Compatibility Plan (ALUCP) of the Placerville Airport, and therefore consistent with Policy 1 of Goal J of the General Plan Health and Safety Section and the Airport Overlay (AO) Zone.

2. Make the following findings for Site Plan Review 17-03:

A. The project design is consistent, as conditioned, with the objectives and criteria set forth in the Site Plan Review Ordinance, in that the building design and site improvements meet the intent of providing sound land use development and to promote the goals and policies of the General Plan.

3. Make the following findings for Variance 17-01:

A. The project is designated on the General Plan Land Use Map as Highway Commercial.

B. The Project is zoned HWC-AO (Highway Commercial - Airport Overlay).

C. Due to existing site constraints of the location of the existing structure within the site, its proximity to the Broadway right-of-way, and that Hangtown Creek bisects the site, there are unique physical characteristics specific to the project site, therefore, the granting of the variance requests does not constitute a special privilege not enjoyed by others in the vicinity or in the same zone as the project.

III. The Conditionally approved project request, 1540 Broadway – SPR 17-03 and VAR 17-01, is subject to the conditions of approval provided as follows; initiation and operation of the SPR 17-03 and VAR 17-01 as conditioned will result in the abandonment of CUP 64-01 making it null and void.

SPR 17-03 Conditions of Approval

1. Approval is based upon and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:

Applicant Submittal Package consisting of:

Planning Application...received 4.17.17

Environmental Information Form...received 4.17.17

Sheet A1.0...Site Plan dated 12.28.16, received 5.23.17

Sheet A1.1...Fire & Life Safety Plan dated 12.28.16, received 5.23.17

Sheet A2.0...Floor Plan dated 12.28.17, received 4.17.17

Sheet A3.0...Building Section & Exterior Elevation dated 12.28.17, received 4.17.17

Sheet E2...Lighting dated 10.31.16, received 4.17.17

Lighting Schedule and Photometric Study dated 11.21.16, received 4.17.17

Lighting Cut Sheet (three pages) received 4.17.17

Sign Elevations and Location (three pages) prepared by Western Sign Company dated 12.28.16, received 4.17.17

2. 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.

3. *Building design and colors, parking lot and landscape improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require Planning Commission review and approval as authorized under City Code Section 10-4-9(P).*

4. *All signs proposed for the indoor shooting range (place of entertainment use) shall conform to Sign Elevations and Location exhibit prepared by Western Sign Company within the Applicant Submittal Package.*

5. *Signs shall consist of one non-illuminated, forty square feet sign wall, and the re-facing of an existing and permitted internally illuminated pole sign cabinet with dimensions of eighteen feet two inches wide by four feet in height, or approximately seventy-three square feet. Total aggregate sign area is approximately 113 square feet.*

6. *All building lighting shall be fully shielded so as to direct light. Lights shall be consistent with the Lighting Cutsheet within the Applicant Submittal Package.*

7. *The parking of vehicles shall only occur within those areas designated for parking as shown on the approved Site Plan (Sheet A1.0).*

8. *The project applicant/owner shall submit a separate plan for landscape and irrigation that show:*

*a. The location, size and species of proposed *Plantanus x Acerifolia* (London planetree) trees within the site.*

b. Within the proposed planter island located next to the eastern driveway access show the location, species and quantity of low growing shrubs (selected from the Development Guide Plant List) to be planted.

c. A minimum of two native trees and multi-species of native shrubs (selected from the Development Guide Plant List), showing the location and provide the size for landscaping, shall be required for the area located south of the parking spaces shown on Sheet A1.0 that are labeled "17" through "23", between the propane tank wall and the eastern property boundary, and north of Hangtown Creek.

d. The applicant shall work with staff to propose a suitable barrier/fence that is comprised of a minimum of decorative materials compatible with proposed architecture, with minimal construction of posts and rail/chain, placed along the 6" concrete curb proposed along the property's Broadway property line, strung between the eastern edge of parking space "24" to the western edge of space "31," and between the eastern edge of parking space "32" to the western edge of space "36."

9. *The property owner shall record a Landscaping Maintenance Agreement prior to the issuance of a Certificate of Occupancy for the site in accordance with City Code Section 10-4-9: Site Plan Review.*

10. *The request shall be consistent with the development standards by the City, all applicable City codes, state regulations and federal laws.*

11. *The applicant shall submit the improvement plans for review and approval by the Engineering Division prior to initiating any site improvements subject to payment of all required plan review and inspection fees in accordance with the adopted fee schedule.*

12. *The project shall be subject to all necessary permits including building permit issued by the Building Division and encroachment permit issued by the Engineering Division. Said building plans and improvements plans shall comply with all required building codes and City development standards and regulations.*

13. *Expiration: Per City Code Section 10-4-9(K)1, a Building Permit for the approved SPR request must be obtained from the City within eighteen months of SPR 17-03 approval, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.*

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):
Item Continued to July 18, 2017 per Commission action under Item 1: Consent Calendar.

7. MATTERS FROM COMMISSIONERS AND STAFF

7.1 Matters from Commissioners

Vice Chair Saragosa asked and Director Rivas answered questions about the City's Upper Broadway Bike Lanes Project. Member Frenn announced receiving comments from the community regarding the City's new parking regulations.

7.2 Matters from Staff

Executive Secretary Painter announced upcoming agenda items for the July 18 and August 15, 2017 Regular Meetings.

8. ADJOURNMENT

Vice Chair Saragosa adjourned the meeting at 7:35 p.m.



Andrew Painter, Executive Secretary
Placerville Planning Commission