

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, AUGUST 15, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

Chair Pro-Tem Saragosa 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 Pro-Tem Saragosa, List, Frenn, Wolfe
Members Absent: None
Staff Present: Development Services Director Rivas,
Executive Secretary Painter

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.

MEMBER FRENN MOVED TO ADOPT CONSENT CALENDAR AS PRESENTED.

MEMBER LIST SECOND. ALL IN FAVOR VOICE VOTE: MOTION CARRIED 3-0, WITH MEMBER WOLFE ABSTAINING.

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

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

Kirk Smith addressed the Commission and provided written communication regarding noticing of agenda items.

4. COMMUNICATIONS

Executive Secretary Painter announced the receipt of written communications received from Kirk Smith regarding Item 3 and Robyn Rawers regarding Item 5.2.

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.

Greg Phelps and Kirk Smith addressed the Commission.

ALL IN FAVOR VOICE VOTE APPROVED 4-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST, SARAGOSA AND WOLFE); MOTION BY MEMBER WOLFE, SECOND BY MEMBER LIST, TO:

- I. Adopt the Staff Report as part of the public record.*
- II. Find that 385 Main Street – Special Temporary Use Permit 17-02:*
 - 1. The request is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15311 of the CEQA Guidelines, in that it involves the placement of minor structures (chairs, tables and planters) accessory to the existing Centro commercial business in the same locations on the City sidewalk.*
 - 2. The request meets the purpose and intent of the Sidewalk Dining Regulations by allowing a limited encroachment of outdoor dining within into the public right-of-way, ancillary to an adjacent Centro food and beverage establishment, where the development layout as proposed and conditioned does not unduly restrict public access, or detract from the appearance of the surrounding area.*
- III. Approve the request, 385 Main Street – Special Temporary Use Permit 17-02, subject to the Conditions of Approval provided as Attachment B, adding “City permitted” to all references to “special events.”*

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.

Cindy Savage, Robyn Rawers, Margaret Lockwood, Mickey Kaiserman and Kirk Smith addressed the Commission.

APPROVED 4-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST, SARAGOSA AND WOLFE); MOTION BY MEMBER WOLFE, SECOND BY MEMBER FRENN, TO:

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings of fact in support of the one year extension for Toad Hall – Site Plan Review 06-01:*
 - 1. On July 18, 2006, the Planning Commission made the finding that the Toad Hall project is Categorically Exempt from the California Environmental Quality Act per Section 15332 of the CEQA Guidelines, as an in-fill development project, in that project uses are consistent with the Placerville General Plan and the Placerville Zoning Ordinance; project site is less than five (5) acres in size and is surrounded by urban uses; due to the existing disturbed state of site soils, the site has no value as habitat for endangered, rare or threatened species; significant traffic, noise, air quality or water quality impacts from the project are not anticipated due to recommended conditions of project approval, City Code requirements and the City's Development Traffic Impact Fee program; the site is served by sewer, water and drainage utilities that are located in or adjacent to either Pleasant and Spring Streets.*

On October 25, 2006, the City filed a Notice of Exemption with the El Dorado County Clerk.
 - 2. Changes to Zoning Ordinance Section 10-4-9 (Site Plan Review), and the addition of Section 10-6-1 to 10-6-17 (Water Efficient Landscape Regulations) involving parking lot shading and water efficient landscape and irrigation have been adopted by the City since project approval, resulting in the applicant providing revised landscape and irrigation plans that in concept and as conditioned to meet these changed Zoning Ordinance sections.*
- III. Grant a twelve month extension, beginning June 19, 2017, for the 971 Spring Street - Site Plan Review (SPR) 06-01 – Toad Hall project, involving the site grading, drainage, parking, landscaping, sign identification and the construction of one 10,130 square foot three story mixed use professional office/residential building on approximately 0.6 acres. The mixed use building would consist of three non-medical*

first floor business professional office spaces, one non-medical business professional space and two residential spaces on the second floor, and two residence spaces on the third floor. Project is located at 971 Spring Street, northwest of the intersection of Spring & Pleasant Streets. APN 001-072-03.

Approval is subject to the following conditions, added to the Conditions of Approval as:

- 51. The developer/property owner shall meet all requirements under Section 10-4-9 and 10-6-1 to 10-6-17 of the City Code, the Water Efficient Landscape Regulations.*
- 52. All previous Conditions of Approval approved by the Planning Commission for SPR 06-01 on July 18, 2006, as modified by the Planning Commission on September 19, 2006, as modified by City Council on October 24, 2006, as modified by the Planning Commission on April 20, 2010, shall remain in effect and shall be included by reference with the twelve month extension request approval.*
- 53. Red oak shall be planted in place of the applicant's selection of Chinese Pistache to replace the Japanese black pine shown on the Toad Hall Landscape Plan, dated and signed by the applicant on May 24, 2017.*

IV. Amend all references to *Community Development Department* and *Department of Public Works* within the To Date Conditions of Approval to the *Development Services Department*.

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.

Staff presented an update of request. Mickey Kaiserman, Cindy Savage and Evelyn Veerkamp addressed the Commission

APPROVED 4-0 (AYE VOTES FROM COMMISSIONERS LIST, FRENN, WOLFE, AND SARAGOSA). MOTION BY CHAIR PRO-TEM SARAGOSA, SECOND BY MEMBER FRENN, TO CONTINUE THE ITEM TO THE SEPTEMBER 19, 2019 REGULAR MEETING.

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.

APPROVED 3-1 (AYE VOTES FROM COMMISSIONERS FRENN, SARAGOSA AND WOLFE. NO VOTE FROM LIST); MOTION BY MEMBER WOLFE, SECOND BY MEMBER FRENN, TO TABLE AND CONTINUE THE ITEM TO THE SEPTEMBER 5, 2019 REGULAR MEETING.

6. MATTERS FROM COMMISSIONERS AND STAFF

Staff announced the release of staff reports and applicant submittal packages for two public hearing items to be considered on September 5, 2017. That City Council interviews for the vacant Planning Commission seat will take place on August 28, 2017, 6:00pm at Town Hall. Staff provided updates of the installation of the Downtown Placerville Parklet, the Hampton Inn hotel project, and the Astoria Estates Subdivision was provided.

Staff answered questions from Members regarding current and recent single-family residential construction within the City, as well as ongoing construction activity along Broadway

7. ADJOURNMENT

Vice Chair Saragosa adjourned the meeting at 8:25 p.m.

Andrew Painter, Executive Secretary
Placerville Planning Commission