



PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, September 5, 2017 - 6:00 P.M.
Town Hall, 549 Main Street
Placerville, California

Commission Members
Michael Saragosa, Chair Pro Tempore
Michael Frenn
Kristine Kiehne
John List
Peter Wolfe

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

1. CONSENT CALENDAR:

- 1.1 **Agenda: Regular Meeting, September 5, 2017**
- 1.2 **Minutes: Regular Meeting, August 15, 2017**

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

5.1 166 PLACERVILLE DRIVE - SITE PLAN REVIEW 92-05-R:

Request: Major Change to Site Plan Review (SPR) 92-05 involving front exterior elevation modifications of existing Raley's commercial building. Property located at 166 Placerville Drive. APN 325-120-531. **Applicant:** Scott Pullen, HMR Architects for Raley's.

Owner: Columbia II Raley's Center, LLC. **General Plan & Zoning:** Commercial (C).

Environmental Status: The request is categorically exempt from environmental review pursuant to Section 15301(a), Existing Facilities, of the California Environmental Quality Act Guidelines. **Staff:** Andrew Painter, City Planner.

5.2 692-696 MAIN STREET - SITE PLAN REVIEW 17-04

Request: Site Plan Review to replace windows and doors, re-side the north, east and a portion of the south facing building elevations with like kind materials, and install a new fabric awning on the mansard roof that faces Main street (North facing elevation) of an existing commercial building, the Samuel L. Turner Residence. The building is listed on the City's Historic Resource Inventory. Property is located at 692-696 Main Street. APN 004-031-20. **Applicant:** Tony Faryniarz, Nor-Cal Roofing and Construction for Property Owner Ernest Harrison. **General Plan & Zoning:** Commercial (C). **Environmental Status:** The request is categorically exempt from environmental review pursuant to Section 15301(a), Existing Facilities, of the California Environmental Quality Act Guidelines. **Staff:** Andrew Painter, City Planner.

5.3 CONSIDER ZONING ORDINANCE AMENDMENTS RELATING TO SECONDARY DWELLING UNITS - ZONE CHANGE (ZC) 17-01

(This matter was continued from the August 15, 2016 Regular Meeting. [Staff reports and attachment](#) were distributed)

Request: Make recommendation to City Council regarding amendments to Title 10 [Zoning] of City Code involving Chapter 1, Section 4 [Definitions]; Chapter 4, Section 12 [Secondary Dwelling Units]; and, Chapter 5 [Zone Regulations], in order to make City regulations consistent with applicable California law regarding secondary (accessory) dwelling units. **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. NEW BUSINESS

6.1. PLACERVILLE AREA PARKS AND FACILITIES MASTER PLAN UPDATE

Request: Review and make recommendation to City Council that the [2017 Placerville Area Parks and Facilities Master Plan Update](#) is consistent with the City of Placerville's General Plan. **Staff:** Steve Youel, Director of Community Services.

7. MATTERS FROM COMMISSIONERS AND STAFF

7.1 MATTERS FROM COMMISSIONERS

7.2 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.