MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, SEPTEMBER 5, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

Member List called the meeting to order at 6:00 p.m. then led those in attendance in the Pledge of Allegiance.

Roll Call:

Members Present:	List, Frenn, Kiehne
Members Absent:	Saragosa, Wolfe
Staff Present:	Development Services Director Rivas, Executive Secretary Painter

Executive Secretary Painter noted the absence of Chair Pro-Tempore Saragosa and requested the Commission elect a temporary chair to serve for this meeting.

MEMBER FRENN, SECONDED BY MEMBER KIEHNE, NOMINATED MEMBER LIST TO SERVE AS TEMPORARY CHAIR. BY UNANIMOUS VOTE OF MEMBERS PRESENT, MEMBER LIST WAS ELECTED TEMPORARY CHAIR.

1. CONSENT CALENDAR:

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

City Planner Painter requested that the agenda be reordered to allow Item 6.1 be considered as Item 5 to accommodate a City consultant, and that Items 5.1, 5.2 and 5.3 be renumbered as Items 6.1, 6.2 and 6.3.

MEMBER FRENN MOVED TO ADOPT THE AMENDED CONSENT CALENDAR. MEMBER KIEHNE SECOND. ALL IN FAVOR VOICE VOTE: MEMBERS KIEHNE, LIST AND FRENN.

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

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

Michael Drobesh addressed the Commission and then submitted copies of a one-page document regarding Item 5.

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4. COMMUNICATIONS

Executive Secretary Painter distributed a copy of the Michael Drobesh document to each Member present.

5. NEW BUSINESS

5.1. 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. (Steve Youel, Director of Community Services)

The Director of Community Services provided opening remarks, and then introduced the City's consultant, Kate Kirsh, Vice President, Foothill Associates. Ms. Kirsh addressed the Commission narrating a PowerPoint presentation. Public comment was received from Kathi Lishman.

APPROVED 3-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST AND KIEHNE); MOTION BY MEMBER FRENN, SECOND BY MEMBER LIST, TO FIND AND TO RECOMMEND TO CITY COUNCIL THAT THE PLACERVILLE AREA PARKS AND FACILITIES MASTER PLAN UPDATE IS CONSISTENT WITH GENERAL PLAN GOALS AND POLICIES THAT ARE APPLICABLE TO PARK DEVELOPMENT, PARK ACQUISITION, PROGRAMMING AND PARK ACCESS.

6. PUBLIC HEARINGS

6.1 166 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).

City Planner Painter presented staff's report. Randy Reed, HMR Architects addressed the Commission on behalf of the request applicant. Public comment was received from Diane Murillo and Kathi Lishman.

APPROVED 3-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST AND KIEHNE); MOTION BY MEMBER KIEHNE, SECOND BY MEMBER FRENN, TO:

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I. Adopt the Staff Report as part of the public record.

II. Make the following findings:

A. The project involves the minor exterior alteration of an existing commercial building, therefore is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines.

B. The request would enhance the outward appearance of the existing commercial building through the use of earth tone colors that are harmonious with the existing split-faced block building materials, are appropriate for the project site, and therefore is consistent with Criteria 2(e), 4(e) and 4(j) of City Code Section 10-4-9(G), Site Plan Review.

C. The request provides a positive addition to the Placerville Drive commercial corridor; they do not detract from the nature and architectural character of established and nearby commercial development, therefore they are consistent with Policy 1 of Goal I of the Community Design Section of the General Plan.

III. Approve the Major Change to Site Plan Review 92-05-R, a request to modify the existing commercial structure located at 166 Placerville Drive, APN 325-120-53, as described in the Staff Report and Attachment A of September 5, 2017, and subject to the following Conditions of Approval:

1. Approval of SPR92-05-R, located at 166 Placerville Drive, APN 325-120-53, a Major Change to Site Plan Review involving the modification of the west elevation and portions of the north and south building elevations, adding a new signage façade comprised of a steel framework and exterior facing "Tru-Grain" composite earth-tone colored boards, is based upon and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:

- Planning Application…received 7.18.17
- Project Description & Design Narrative dated July 12, 2017
- Exterior Fascia Improvements, Raley's #422 by HMR Architects
- Sheet AO – Cover Sheet by HMR Architects, dated May 2017
- Sheet A1 – Roof Plan and Exterior Elevations by HMR Architects, dated May 2017
- Sheet A2 – Wall Sections by HMR Architects, dated May 2017

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. The property owner shall record a Landscaping Maintenance Agreement prior to the issuance of building permit for work authorized under SPR 92-05-R for the site.

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4. *The request shall be consistent with the development standards by the City, all applicable City codes, state regulations and federal laws.*
5. *The new design and any existing structure to remain shall be reviewed and the plans stamped by a California licensed engineer. Plans for the modification shall be submitted (three copies) and reviewed by the Building Division.*
6. *A Building Permit for the approved request must be obtained from the City within eighteen months of SPR 92-05-R approval, otherwise the permit becomes null and void (City Code Section 10-4-9(K).) 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*
7. *Should subsequent sign modifications be deemed by staff to be a Major Change to the previously approved Master Sign Plan under Site Plan Review 92-05, under Section 10-4-9(P), the applicant would be required to submit the changes to the Planning Commission for approval before a sign permit may be issued.*

6.2 692-696 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).

City Planner Painter presented staff's report. Tony Faryniarz and Ernest Harrison addressed the Commission regarding the project. Public comment was received from Bud Zeller.

APPROVED 3-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST AND KIEHNE); MOTION BY MEMBER KIEHNE, SECOND BY MEMBER FRENN, TO:

I. Adopt the Staff Report as part of the public record.

II. Make the following Findings of Fact:

A. The project is exempt from environmental review pursuant to Section 15301(a) of the California Environmental Quality Act. This exemption includes minor alterations to existing structures involving no expansion of use.

B. The project is consistent with Placerville General Plan Community Design Element Goal B and Policies 2 and 6 of Goal B, in that the visual quality of

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proposed exterior changes, involving windows, doors, siding and awning promote an enhancement of an existing commercial building listed on the City's Historic Resource Inventory.

C. *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.*

D. *The project was reviewed and is consistent with the purpose, intent and criteria of Zoning Ordinance Sections 10-4-9: Site Plan Review, and 10-4-10: Historical Buildings in the City, in that the request activities would serve to protect the integrity of the Samuel L. Turner building, a City historic resource.*

III. *Approve Site Plan Review 17-04, a request to modify the existing commercial structure located at 692-696 Main Street, APN 004-031-20, as described in the Staff Report and Attachment A of September 5, 2017, and subject to the following Conditions of Approval:*

1. *Approval of SPR17-04, located at 692-696 Main Street, APN 004-031-20, involving the modification of the exterior of the existing Samuel L. Turner commercial building, is based upon and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:*
   - *Planning Application received July 20, 2017*
   - *Project Narrative, & plan elevations, and photos dated July 19, 2017*
   - *JS Canvas Quote and photo simulation received July 27, 2017*
2. *The permit shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless a building permit has been obtained for the modification prior to the date of expiration. 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.*
3. *The permit shall apply only to the parcel specified, regardless of any change of ownership, but may not be transferred to another parcel.*
4. *These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.*
5. *Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.*
6. *The request shall be subject to all necessary permits including a building permit issued by the Building Division.*
7. *Business signage for future tenant occupancy shall also require a building permit and comply with all applicable City regulations and guidelines of the City of Placerville Development Guide.*

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6.3 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 previously 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.

City Planner Painter presented staff's report. No public comment was received.

APPROVED 3-0 (AYE VOTES FROM COMMISSIONERS FRENN, LIST AND KIEHNE); MOTION BY MEMBER KIEHNE, SECOND BY MEMBER FRENN, TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING THE PLACERVILLE CITY CODE IN ORDER TO MAKE CITY REGULATIONS CONSISTENT WITH APPLICABLE CALIFORNIA LAW REGARDING SECONDARY (ACCESSORY) DWELLING UNITS.

7. MATTERS FROM COMMISSIONERS AND STAFF

Staff announced the availability of staff reports and applicant submittal package information for the Commission's September 19, 2017 Regular Meeting.

Member's Frenn and List announced they would not be present at the September 19, 2017 Regular Meeting.

8. ADJOURNMENT

Temporary Chair List adjourned the meeting at 7:43 p.m.

Andrew Painter, Executive Secretary
Placerville Planning Commission

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