



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**Tuesday, September 19, 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 19, 2017**
- 1.2. **Minutes: Regular Meeting, September 5, 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. 1331 BROADWAY – CONDITIONAL USE PERMIT 17-03 – DOMINO’S

Application to operate a fast-food restaurant use within the Highway Commercial Zone (HWC) in a 1,824 square foot vacant space within the Broadway Plaza shopping center. APN 002-251-18. Conditional Use Permit approval is required for a fast-food restaurant within the HWC zone. (*City Planner Andrew Painter*)

Recommendation:

- 1. Find that the request is categorically exempt from the California Environmental Quality Act pursuant to Section 15303(c) of Title 14 of the California Code of Regulations.
- 2. Approve Conditional Use Permit 17-03 based on the Findings and Subject to the Conditions of Approval.

5.2. ZONING ORDINANCE TEXT AMENDMENTS – MODIFICATIONS TO SECTION 10-4-3: YARDS TO CHAPTER 4 GENERAL REGULATIONS OF TITLE 10 (ZONE CHANGE 10-02) (*This item was continued from the August 15, 2017 Regular Meeting*)

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. (*Development Services Director Pierre Rivas*)

Recommendation:

1. Find that the request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.
2. Recommend to City Council to approve the text amendments to Title 10 Placerville Zoning Ordinance, Chapter 4 General Regulations modifying Section 10-4-3; adding the definition of recreational vehicle to Section 10-1-4 Definitions of the Zoning Ordinance.

6. MATTERS FROM COMMISSIONERS AND 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.