

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, SEPTEMBER 19, 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.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

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

1. CONSENT CALENDAR:

1.1. Agenda: Regular Meeting, September 19, 2017

1.2. Minutes: Regular Meeting, September 5, 2017

By unanimous consent, Item 1.2 was tabled to a future date in which Members List and Frenn would be present, and Item 1.1 was approved.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

None

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

None

4. COMMUNICATIONS

Executive Secretary Painter announced receipt and distribution of email received from Laurel Brent-Bumb of the El Dorado County Chamber of Commerce for Item 5.1.

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)

Action: Approved 3-0 (Ayes: Kiehne, Saragosa and Wolfe). Motion Wolfe, second by Kiehne, to:

I. Make the following Findings of Fact:

A. The project is exempt from environmental review pursuant to Section 15303(c) of the California Environmental Quality Act. This exemption includes conversions of existing structures from one use to another where only minor modifications are made to the exterior of the structure.

B. The fast-food restaurant use request is consistent with Placerville General Plan Land Use Element Goal C and Policy 8, in that it would be located approximately 500 feet west of the intersection of Broadway and Schnell School Road, immediately south and adjacent to U.S. Highway 50; the use would utilize an existing, vacant and commercially designated and classified storefront and floor area within the Broadway Plaza shopping center containing adequate parking to accommodate all uses within the shopping center; this use would provide a dining convenience opportunity for residents of the City, surrounding area, and the US 50 highway traveling public.

II. Approve Conditional Use Permit 17-03, subject to the Conditions of Approval provided as follows:

1. Approval of CUP17-03, located at 1331 Broadway, APN 002-251-18, involving the establishment of a 1,824 square foot fast-food restaurant (Domino's) use. The use shall be located within the existing Broadway Plaza shopping center, with the address of 1331 Broadway, APN 002-251-18, within the Highway Commercial (HWC) zone.

Approval is based upon the analysis provided in staff's September 19, 2017 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:

- Planning and Conditional Use Permit Application received August 9, 2017;
 - Operations and Findings Letter, plan sheets CUP-1, CUP-2, CUP-3, and CUP-6 signed by Maxwell A. Beaumont, Architect, dated 7-24-17; and
 - Conceptual Signage, sheets CUP-4 and CUP-5, prepared by Design 4 Dining, dated 7-24-17
 - Parking Analysis & Parking Availability Findings, dated 9-19-17
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 change of building occupancy and sign permit 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 address 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 use 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 for the tenant improvement.
 7. Business signage for tenant occupancy shall comply with all applicable City regulations and guidelines of the City of Placerville Development Guide.
 8. The project shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance, Placerville Municipal Code, and any other City, State and Federal codes, ordinances and laws that may apply.

Public hearing speakers: Heidi Miller, Craig Turner

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)

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)

Action: Approved 3-0 (Ayes: Kiehne, Saragosa And Wolfe). Motion Wolfe, second by Saragosa, to continue Item 5.2 to the October 17, 2017 Regular Meeting.

6. MATTERS FROM COMMISSIONERS AND STAFF

Executive Secretary Painter discussed agenda packet availability.

7. ADJOURNMENT

Chair Pro-Tem Saragosa adjourned the meeting at 6.48 p.m.

DRAFT