

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, OCTOBER 3, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

Chair Pro-Tempore Saragosa called the meeting to order at 6:01 p.m. Member Kiehne led those in attendance in a moment of silence in tribute to the recent event in Las Vegas, Nevada. Chair Pro-Tempore Saragosa led those in attendance in the Pledge of Allegiance.

Roll Call:

Members Present: Saragosa, Wolfe, Frenn, Kiehne
Members Absent: List
Staff Present: Executive Secretary Painter

1. CONSENT CALENDAR:**1.1 Agenda**

Member Frenn moved, second by Wolfe to adopt the Agenda. All in favor voice vote: Kiehne, Wolfe, Saragosa and Frenn.

1.2 Minutes: Regular Meeting, September 19, 2017

Member Wolfe moved, second by Saragosa to approve the Minutes as amended. All in favor voice vote: Kiehne, Wolfe and Saragosa. Frenn abstained due to absence.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

None.

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

None received.

4. COMMUNICATIONS

Executive Secretary Painter announced the distribution to the Planning Commission of the City Council adopted changes to Chapter 13 of the Development Guide.

5. PUBLIC HEARINGS**5.1. 3110 FORNI ROAD – SITE PLAN REVIEW 08-03, ENVIRONMENTAL ASSESSMENT 08-01, VARIANCE 15-01, VARIANCE 15-02 – FORNI ROAD HOTEL**

Request by property owner Forni Business Park, LLC, for twelve month extension from November 19, 2017, of the Planning Commission's May 19, 2015 approval of major change to the project site plan, a building height variance, and a compact parking space variance, for the construction of a four story, 124 room hotel, onsite parking, exterior lighting, sign plan, landscaping and Forni Road improvements. Project site is located at 3110 Forni Road. APN 325-230-23. A Mitigated Negative Declaration was adopted for the project on January 19, 2010. (City Planner Andrew Painter)

Staff presented its report. Jim Fisher and Sue Taylor addressed the Commission.

Approved 4-0 (Ayes: Frenn, Kiehne, Saragosa and Wolfe). Motion by Frenn, second by Wolfe, to:

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

II. Make the following finding of fact in support of the one year extension for SPR 08-03, VAR 15-01. VAR 15-02 and EA 08-01:

- A. *A Mitigated Negative Declaration (EA 08-01) was prepared and adopted by the Planning Commission for SPR 08-03 in conjunction with conditional approval of SPR 08-03 on January 19, 2010.*
- B. *In 2015 the Planning Commission found that VAR 15-01 and VAR 15-02 were categorically exempt from environmental review.*
- C. *No changes to Zoning Ordinance have occurred since the 2016 extension request that would have relevance to the project.*
- D. *There are no changes proposed by the project proponents.*

III. Grant a one year extension of Site Plan Review 08-03, VAR 15-01, VAR 15-02 and EA 08-01, from November 19, 2017, extending the expiration of these entitlements to November 19, 2018, subject to the following conditions:

- 1. *Should any construction activity within the subject hotel site take place within the boundaries of El Dorado County, the property owner must annex this land into the City prior to issuance of a building permit for the construction activity.*
- 2. *All Conditions of Approval approved by the Planning Commission on January 19, 2010 for SPR 08-03, as modified by the Planning Commission on May 19, 2015 in conjunction with the Major Change to SPR 08-03 and VAR 15-01 and VAR 15-02, and the twelve-month extension granted on October 18, 2016, shall remain in effect and shall be included by reference with the twelve month extension request approval.*

7. MATTERS FROM COMMISSIONERS AND STAFF

The Commission requested staff inquire with Director of Development Services, City Manager and City Council regarding Commission representation at City Council meetings when matters referred by the Commission are before City Council.

The Commission requested the Planning Commission Bylaws be placed on the October 17, 2017 agenda for discussion and possible amendments.

Executive Secretary Painter announced the availability of staff reports and applicant submittal package information for the Commission's October 17, 2017 Regular Meeting, the Special Joint Meeting of the Planning Commission and the Recreation and Parks Commission on November 7, 2017, and the November 7, 2017 Regular Meeting.

Executive Secretary Painter provided a brief summary of upcoming development projects and City-initiated projects to be heard by the Planning Commission.

8. ADJOURNMENT

Chair Pro-Temp Saragosa adjourned the meeting at 6:45 p.m.

Andrew Painter, Executive Secretary
Placerville Planning Commission