



**PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 7, 2017 - 7:00 P.M.**

**Town Hall, 549 Main Street
Placerville, California**

COMMISSION MEMBERS

**Michael Saragosa, Chair
John List, Vice Chair
Michael Frenn
Kristine Kiehne
Peter Wolfe**

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**
2. **ROLL CALL**

Planning Commission: Frenn, List, Kiehne, Saragosa, Wolfe

3. **CONSENT CALENDAR**

- 3.1 **Adoption of Agenda**
- 3.2 **[Approval of October 17, 2017 Regular Meeting Minutes](#)**

4. **ITEMS REMOVED FROM CONSENT CALENDAR (IF APPLICABLE)**

5. **ITEMS OF INTEREST TO THE GENERAL PUBLIC (PUBLIC COMMENT) NOT ON AGENDA**

This portion of the meeting is reserved for persons wishing to address the Commissions on any matter not on the Agenda.

- 5.1 **Oral Communication**
- 5.2 **Written Communication**

6. **PUBLIC HEARINGS**

6.1 **[260 Wiltse Road Project: Environmental Assessment \(EA\) 17-01, General Plan Amendment \(GPA\) 17-01 and Zone Change \(ZC\) 17-03](#)**: To consider and make recommendation to City Council regarding a Negative Declaration (EA17-01) and the following request by property owner Placer 128 Investors, LLC:

- A) GPA17-01: Change the Placerville General Plan Land Use Diagram designation on a 128-acre site from Low Density Residential (LD) and High Density Residential (HD) to Rural Residential (RR);
- B) ZC17-03: Change the Placerville Zoning Map classification on the same 128-acre site from Medium Density Multi-Family Residential - Airport Overlay (R-3 - AO) and R1-20,000 Single-Family Residential Zone – Airport Overlay (R1-20-AO) to Estate Residential – Airport Overlay Zone (RE-AO). No physical change to the natural or built environment is proposed.

The Project is located within eastern Placerville at the southern end of Wiltse Road, south of Broadway, north of Barrett Drive, and adjacent to the City's Lumsden Park. Assessor's Parcel Number is 049-280-08. The Placerville Airport is located approximately 1,200 feet southeast of the site. (*City Planner Painter*)

6.2 Zoning Ordinance Text Amendments – Modifications to Section 10-4-3: Yards to Chapter 4 General Regulations of Title 10 (Zone Change 10-02):

Consider and make recommendation to City Council regarding amendments to the Placerville Zoning Ordinance regarding use restrictions in front yards. This item was continued from the September 19, 2017 and October 17, 2017 Regular Meetings.
(*Development Services Director Rivas*)

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.