

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, NOVEMBER 7, 2017, 7:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**

*The Regular Meeting was called to order at 7:00 p.m.*

**2. ROLL CALL:**

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

**3. CONSENT CALENDAR**

**3.1 Adoption of Agenda**

**3.2 Approval of October 17, 2017 Regular Meeting Minutes**

*Action: Approve Consent Calendar.*

*Motion by Member Kiehne, seconded by Chair Saragosa. Voice vote. Motion Carried 3-0.*

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

*None*

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

**5.1 Oral Communication**

*Jennifer Chapman addressed the Commission regarding the Clay Street Realignment Project.*

**5.2 Written Communication**

*None received.*

**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 presented staff's report, noting that the City received a formal written request from the United Auburn Indian Community (UAIC) of the Auburn Rancheria for consultation to discuss cultural resources. Mr. Painter requested that the Commission open the public hearing to receive public comment, and then continue Item 6.1 off-calendar so that consultation by staff with UAIC can take place. Mark Heckey, representative of the property owner, addressed the Commission. Public comment was received from Jennifer Chapman.*

*Action: Continue Item 6.1 off-calendar.*

*Motion by Vice Chair List, seconded by Member Kiehne. Voice vote. Motion Carried 3-0.*

**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 presented staff's report.*

*Action: Adopt the Findings 1 and 2 contained in Exhibit B of staff's report; recommend that City Council adopt amendments to the Placerville Zoning Ordinance Section 10-4-3, adding subsections (I), (J) and (K), and adopt an amendment to Section 10-1-4, adding the definition of 'recreational vehicle,' as shown on Exhibit A of staff's report.  
Motion by Chair Saragosa, seconded by Vice Chair List. Roll call vote. Motion Carried 3-0.*

**7. ADJOURNMENT**

*Chair Saragosa adjourned the meeting at 7:43 p.m.*

DRAFT