

**MINUTES**

**REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, NOVEMBER 3, 2015, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**1. Call to Order and Pledge of Allegiance to the Flag**

*Chair Wolfe called the meeting to order at 6:00 p.m. then led those in attendance in the Pledge of Allegiance.*

**2. Roll Call:**

*Members Present: List, Lowry, Frenn, Robey, Wolfe*

*Members Absent: None*

*Staff Present: Executive Secretary and City Planner Painter,  
Development Services Director Rivas  
City Engineer Neves*

**3. Consent Calendar:**

**3.1 Adoption of Agenda**

*Staff announced that page 1, the Consent Calendar Information Agenda, be corrected to be consistent with Article 9 (f) of the Commission Bylaws by inserting the phrase, “or audience” after the word “Staff.” In addition staff announced the applicant for Item 6.1 withdrew their application.*

*The motion to approve the Agenda as amended was approved on Member Frenn motion, on Vice Chair List second on a unanimous vote.*

**3.2 Minutes of the October 20, 2015 Regular Meeting**

*The Minutes were adopted as amended by unanimous consent.*

**4. Items Pulled From Consent Calendar (If Applicable):**

*None.*

**5. Items of Interest to the Public (Public Comment) - Not on Agenda**

**5.1 Oral Communications**

*Kirk Smith addressed the Commission.*

**5.2 Written Communications**

*Kirk Smith submitted to the Commission and staff a seven page document titled, “Smith v. D.C. Rental Accommodations Commission, 411 A.2d 612 (1980).”*

## 6. Public Hearings

- 6.1 1890 Goldman Lane – Hardship Manufactured Home - Conditional Use Permit (CUP) 2015-04:** Request by Mary Lee Hanley, property owner, to permit under Conditional Use Permit, one approximately 950 square-foot manufactured home as a temporary secondary dwelling unit at the site address for the use by her son, Gregory Schaefer, under the Hardship Manufactured Home provisions of Section 10-4-6 (E) of the Placerville Zoning Ordinance. Site is located at 1890 Goldman Lane. A.P.N.049-230-18. Zoning: R1-10,000/AO (Single-Family Residential, 10,000 sq. ft. minimum/Airport Overlay).

*This item was withdrawn by the applicant.*

- 6.2 618 Main Street – CUP 2015-03, SPR 2015-05, VAR 2015-03 – Private Parking Lot (Item was continued from the September 15, 2015 and October 20, 2015 Regular Meetings):** A request by the Howe Family Trust, Marilyn Alice Benton Living Revocable Trust and the Marilyn Alice McCarthy Revocable Trust to establish a permanent parking lot within the C (Commercial) zone, a conditional use under the requirements of Zoning Code Sections 10-3-3, 10-3-6 and 10-5-15(C), requiring Site Plan Review under Zoning Code Section 10-4-9(C), and a Variance under Zoning Code Section 10-3-5 for deviations to City Code requirements for parking lot surfacing under Section 10-4-4(D)1 and landscape, irrigation and site treatment requirements under Section 10-4-9(G)3(c), (g), (h), (i) and (k).

*City Planner Painter and City Engineer Neves addressed the Commission. Chair Wolfe re-opened the public hearing for this continued item. Wilbur Howe, representing the property owners, along with Kirk Smith, Phillip McCarthy, Michael Drobesh and Kathi Lishman appeared before the Commission. The public hearing was closed by Chair Wolfe at 6:45 p.m.*

*Following Planning Commission discussion, it was moved by Member Frenn, seconded by Vice Chair List that the Planning Commission take the following action:*

- 1. Approve the 618 Main Street – CUP 2015-03, SPR 2015-05, VAR 2015-03 project in concept;*
- 2. Direct staff to return to the Commission in two weeks with project findings and conditions, consistent with the Commission's discussion, for approval of the project.*

*The motion was passed 4-1 (Members Wolfe, List, Robey and Frenn voted yea. Member Lowry voted nay).*

## 7. Matters from Commissioners and Staff

### 7.1 Commissioners

*Member Lowry extended his compliments and gratitude to Member Frenn at the California Emergency Medical Services Authority (EMSA) for responding to a call for assistance from Governor's Office of Emergency Services (OES).*

*Member Frenn thanked staff for providing the Commission with the City Code requirements of property owner to eradicate dead or infected trees.*

**7.2 Staff**

*Executive Secretary Painter announced that ZC 2015-05 and ZC 2015-06 will be considered by City Council on November 10, 2015. He announced also the upcoming items for the Commission's November 17, 2015 Regular Meeting.*

**8. Adjournment to the November 17, 2015 Planning Commission Regular Meeting**

*Chair Wolfe adjourned the meeting at 7:37 p.m.*

/s/

Andrew Painter, Executive Secretary  
Placerville Planning Commission