

## MINUTES

### **REGULAR MEETING CITY OF PLACERVILLE PLANNING COMMISSION TUESDAY, OCTOBER 20, 2015, 6:00 P.M. TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

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

*Vice Chair List 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*

*Members Absent: Robey, Wolfe*

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

#### **3. Consent Calendar:**

##### **3.1 Adoption of Agenda**

##### **3.2 Minutes of the September 15, 2015 Regular Meeting**

*The motion to approve the Consent Calendar was approved viva voce on Member Frenn's motion, on Member Lowry's second on a 3-0 vote.*

#### **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**

*Michael Drobesh addressed the Commission.*

##### **5.2 Written Communications**

*Executive Secretary Painter announced the distribution of written communication from Steve Calfee regarding Item 6.1 of the Agenda.*

#### **6. Public Hearings**

##### **6.1 618 Main Street – CUP 2015-03, SPR 2015-05, VAR 2015-03 – Parking Lot:**

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 presented staff's report. Mr. Painter, City Engineer Neves and Director Rivas addressed questions of the Commission. Vice Chair List opened the public hearing at 6:22 p.m. Wilbur Howe, Phil McCarthy, Michael Drobesh and Sue Taylor appeared before the Commission. The public hearing was closed by Vice Chair List at 6:44 p.m.*

*The motion to continue the request to the November 3, 2015 Regular Meeting was approved on Vice Chair List's motion, seconded by Member Lowry on a 3-0 vote.*

- 6.2 Zone Change 2015-05: Water Efficient Landscape Regulations:** The Planning Commission will conduct a public hearing to consider and make recommendation to City Council regarding proposed text amendments to the City's Zoning Code (ZC 2015-05). Code changes are necessary to bring the City into compliance with California Government Code § 65591 - 65599 and the state's California Water Commission revised Model Water Efficient Landscape Ordinance involving the addition of Chapter 6: Water Efficient Landscape Regulations to Title 10, the Zoning Ordinance.

*City Planner Painter presented staff's report. Mr. Painter and Director Rivas addressed questions of the Commission. Vice Chair List opened the public hearing at 7:21 p.m. Brady McGuire and Michael Drobesh appeared before the Commission. The public hearing was closed at 7:27 p.m.*

*The motion by Member Frenn, seconded by Vice Chair List, that the Planning Commission recommends that:*

- 1. City Council make the finding that ZC 2015-05: Water Efficient Landscape Regulations, is exempt from CEQA pursuant to Sections 15307 and 15308 of the CEQA Guidelines, in that the activity is authorized by statute to establish procedures to assure the maintenance, restoration, enhancement or protection of water, a natural resource.*
- 2. City Council adopt ZC 2015-05, adding Chapter 6: Water Efficient Landscape Regulations to the Placerville Zoning Ordinance for landscaping activities within the City of Placerville as provided in Attachment A of staff's report of October 20, 2015, with the recommendation to staff to add to the Regulations reasonable clarification as the applicability and non-applicability of the Regulations as may be beneficial to citizens and businesses in the City. In addition, add item 5 to Section 10-6-3 (D) as suggested by staff to read as follows:*

*5. Residential landscaping that does not include an irrigation system (e.g. xeriscape landscaping).*

*The motion was approved on a 3-0 vote.*

- 6.3 Zone Change 2015-06: Amendments to Section 10-4-9(G)3 of the Zoning Ordinance:** The Planning Commission will conduct a public hearing to consider and make recommendation to City Council regarding proposed text amendments to the City's Zoning Code Section 10-4-9(G)3 relative to Site Plan Review Criteria involving parking lot shading, water efficient landscaping and landscape maintenance.

*City Planner Painter presented staff's report. Vice Chair List opened the public hearing at 8:14 p.m. Brady McGuire and Michael Drobesch appeared before the Commission. The public hearing was closed at 8:20 p.m.*

*The motion by Member Lowry, seconded by Vice Chair List, that the Planning Commission recommends that:*

- 1. City Council make the finding that ZC 2015-06 is exempt from CEQA per Section 15061(b)(3) of the CEQA Guidelines, the general rule, in that it can be seen with certainty that proposed amendments to the shading requirements for parking areas, modifications for consistency with the Water Efficient Landscape Regulations and maintenance requirements to ensure water efficiency and reduce water waste would have no possibility to have a significant effect on the environment; and*
- 2. City Council adopt ZC 2015-06 , as provided in Attachment A of staff's report of October 20, 2015, that would amend the Placerville Zoning Ordinance (Title 10), Chapter 4, Section 9, Subsection (G)3, the Site Plan Review regulations, relative to parking lot shading, water efficient landscaping and landscape maintenance.*

*The motion was approved on a 3-0 vote.*

## **7. Matters from Commissioners and Staff**

### **7.1 Commissioners**

*Members Frenn and Lowry addressed the Commission regarding concerns of dead and dying trees within the City and surrounding areas. Director Rivas mentioned City Code regulations regarding this issue and the responsibility of property owners to remove them.*

### **7.2 Staff**

*Executive Secretary Painter announced that the 618 Main Street project and a medical hardship manufactured home request on property in the Airport Road were anticipated action items for the November 3 Regular Meeting. Mr. Painter further announced the public release of the 2015 Draft Update of the City of Placerville Development Guide. Staff anticipates Commission discussion, review and recommendation to City Council at the Commission's November 17, 2015 Regular Meeting.*

## **8. Adjournment to the November 3, 2015 Planning Commission Regular Meeting**

*Vice Chair List adjourned the meeting at 8:45 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission