

## MINUTES

**REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, JULY 21, 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*

**2. ROLL CALL:**

*Members Present: List, Lowry, Robey, Wolfe, Frenn (arrived at 6:10 pm.)*

*Members Absent: None*

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

**3. CONSENT CALENDAR:**

**3.1 Adoption of Agenda**

**3.2 Minutes of the July 7, 2015 Regular Meeting**

*The Consent Calendar from the meeting of July 21, 2015 was approved on Member Lowry's motion, on Vice Chair List's second viva voce.*

**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:**

*None received.*

**5.2 Written Communications**

*Executive Secretary Painter announced the receipt of public comment on July 16, 2015 from Roy Carter regarding Item 6.3 after the Commission packets were delivered.*

**6. PUBLIC HEARINGS**

**6.1 994 Thompson Way – Site Plan Review (SPR) 2015-06: Property owner Jim Piazza of 994 Thompson Way (APN 004-011-78) request Site Plan Review to construct a new 1,920 square feet, two story single-family residence, with 440 square foot garage on a parcel zoned R-3/H (Multi-Family Residential/Historic District).**

*City Planner Painter presented staff's report and responded to Commission questions. Project applicant and property owner Jim Piazza addressed the Commission.*

*The motion to make the findings presented in staff's report and conditionally approve SPR 2015-06 as follows was approved on Member List's motion, Member Frenn second on a 5-0 vote.*

*I. Findings*

- A. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, meets the qualifications for a Categorical Exemption under Section 15332 (Class 32/Infill Development) of the CEQA Guidelines.*
- B. The project site has a zone designation of R-3 (Zoning Ordinance Section 10-5-10).*
- C. The project site is located within the Cedar Ravine Road Historic District.*
- D. Zoning Ordinance Section 10-5-10 (B) permits single-family dwelling uses upon the Planning Commission finding that due to site circumstances, such as limited parcel area, irregular parcel size, topography, etc., the development of multi-family dwellings is not practicable.*
- E. The maximum density under the R-3 Zone is twelve (12) dwelling units per acre (Section 10-5-10 (D) 1).*
- F. The project site has a parcel area, as defined under Zoning Ordinance Section 10-1-4, of 0.13 acres.*
- G. The 0.13 acre parcel area would limit the maximum number of dwelling units under the R-3 Zone density to 1.56 dwelling units, insufficient in area for the development of multi-family dwellings under the maximum density of the R-3 Zone and the High Density Residential Land Use classification.*
- H. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with General Plan Community Design Element goals and policies and the Zoning Ordinance relative to architectural design.*
- I. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with design guidelines within the Development Guide relative to architectural design that is compatible with residential and business professional buildings in the project vicinity and within the Cedar Ravine Road Historic District.*

*II. Conditions of Approval*

- 1. Approval. Approval of this planning application SPR 2015-06, allows the construction of one single-family dwelling. The project is approved as shown in Attachment A of staff's July 21, 2015 staff report, and as conditioned or modified below.*
- 2. Project Location. The Project site is located at 994 Thompson Way, Placerville. APN: 004-011-78. SPR 2015-06 shall apply only to the project location and cannot be transferred to another parcel.*
- 3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
- 4. Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior*

- to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
5. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
  6. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
  7. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
  8. *All construction shall be limited to Monday through Friday only between the hours of 8:00am to 5:00pm, with no construction permitted on weekends or City or state recognized holidays.*
  9. *Permits.*
    - A. *The applicant shall obtain a building permit for the Commission approved single-family dwelling. Three complete copies of the proposed building projects shall be submitted to the Development Services Department for processing. The dwelling should be designed to meet all the 2013 California Codes. The setback to the property line between units indicates five feet from each unit. Any setback less than (5) five feet would require fire resistance 1-hour rated wall construction and projections into the (5) five feet but greater than (2) two feet from property line requires 1-hour rated resistance construction on the underside of the projection.*
    - B. *The applicant shall obtain a grading permit for site grading from the Development Services Department Engineering Division prior to onsite grading.*
  10. *Color board for the new residence be presented to staff for administrative approval.*

*After discussion, the motion to reconsider the Planning Commission's approval of Item 6.1 was approved on Member Frenn's motion, on Member Lowry's second viva voce.*

*The motion to make the findings presented in staff's report and conditionally approve SPR 2015-06 as follows was approved on Member Frenn's motion, on Member Lowry's second on a 5-0 vote.*

#### *I. Findings*

- A. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, meets the qualifications for a Categorical Exemption under Section 15332 (Class 32/Infill Development) of the CEQA Guidelines.*
- B. *The project site has a zone designation of R-3 (Zoning Ordinance Section 10-5-10).*
- C. *The project site is located within the Cedar Ravine Road Historic District.*
- D. *Zoning Ordinance Section 10-5-10 (B) permits single-family dwelling uses upon the Planning Commission finding that due to site circumstances, such as limited parcel area, irregular parcel size, topography, etc., the development of multi-family dwellings is not practicable.*
- E. *The maximum density under the R-3 Zone is twelve (12) dwelling units per acre (Section 10-5-10 (D) 1).*
- F. *The project site has a parcel area, as defined under Zoning Ordinance Section 10-1-4, of 0.13 acres.*

- G. *The 0.13 acre parcel area would limit the maximum number of dwelling units under the R-3 Zone density to 1.56 dwelling units, insufficient in area for the development of multi-family dwellings under the maximum density of the R-3 Zone and the High Density Residential Land Use classification.*
- H. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with General Plan Community Design Element goals and policies and the Zoning Ordinance relative to architectural design.*
- I. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with design guidelines within the Development Guide relative to architectural design that is compatible with residential and business professional buildings in the project vicinity and within the Cedar Ravine Road Historic District.*

## II. *Conditions of Approval*

- 1. *Approval. Approval of this planning application SPR 2015-06, allows the construction of one single-family dwelling. The project is approved as shown in Attachment A of staff's July 21, 2015 staff report, and as conditioned or modified below.*
- 2. *Project Location. The Project site is located at 994 Thompson Way, Placerville. APN: 004-011-78. SPR 2015-06 shall apply only to the project location and cannot be transferred to another parcel.*
- 3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
- 4. *Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
- 5. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
- 6. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
- 7. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
- 8. *All construction shall be limited to Monday through Friday only between the hours of 8:00am to 5:00pm, with no construction permitted on weekends or City or state recognized holidays.*
- 9. *Permits.*
  - A. *The applicant shall obtain a building permit for the Commission approved single-family dwelling. Three complete copies of the proposed building projects shall be submitted to the Development Services Department for processing. The dwelling should be designed to meet all the 2013 California Codes. The setback to the property line between units indicates five feet from each unit. Any setback less than (5) five feet would require fire resistance 1-hour rated wall construction and*

*projections into the (5) five feet but greater than (2) two feet from property line requires 1-hour rated resistance construction on the underside of the projection.*

- B. The applicant shall obtain a grading permit for site grading from the Development Services Department Engineering Division prior to onsite grading.*
- 10. Color board for the new residence be presented to staff for administrative approval.*
- 11. The applicant shall modify the exterior treatments and architectural considerations/representations to distinguish the project from the project at 996 Thompson Way to the greatest extent possible, subject to the administrative review and approval by staff.*

**6.2 996 Thompson Way – Site Plan Review (SPR) 2015-07: Property owner Jim Piazza of 996 Thompson Way (APN 004-011-79) request Site Plan Review to construct a new 1,856 square feet, two story single-family residence, with 440 square foot garage on a parcel zoned R-3/H (Multi-Family Residential/Historic District).**

*City Planner Painter presented staff's report and responded to Commission questions. Project applicant and property owner Jim Piazza addressed the Commission.*

*After Commission discussion the motion to move Item 6.2 to table was approved on Member Frenn's motion, on Member Lowry's second on a 4-1 vote. Those members voting aye were: Members Frenn, Lowry, Robey and Chair Wolfe. Those voting nay were: Vice Chair List.*

*The motion to move from table Item 6.2 was approved on Member Frenn's motion, on Member Lowry's second viva voce.*

*The motion to make the findings presented in staff's report and conditionally approve SPR 2015-07 was approved as follows on Member Frenn's motion, on Chair Wolfe's second on a 5-0 vote.*

**I. Findings**

- A. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, meets the qualifications for a Categorical Exemption under Section 15332 (Class 32/Infill Development) of the CEQA Guidelines.*
- B. The project site has a zone designation of R-3 (Zoning Ordinance Section 10-5-10).*
- C. The project site is located within the Cedar Ravine Road Historic District.*
- D. Zoning Ordinance Section 10-5-10 (B) permits single-family dwelling uses upon the Planning Commission finding that due to site circumstances, such as limited parcel area, irregular parcel size, topography, etc., the development of multi-family dwellings is not practicable.*
- E. The maximum density under the R-3 Zone is twelve (12) dwelling units per acre (Section 10-5-10 (D) 1).*
- F. The project site has a parcel area, as defined under Zoning Ordinance Section 10-1-4, of 0.13 acres.*
- G. The 0.13 acre parcel area would limit the maximum number of dwelling units under the R-3 Zone density to 1.56 dwelling units, insufficient in area for the development of multi-family dwellings under the maximum density of the R-3 Zone and the High Density Residential Land Use classification.*
- H. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with General*

*Plan Community Design Element goals and policies and the Zoning Ordinance relative to architectural design.*

- I. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with design guidelines within the Development Guide relative to architectural design that is compatible with residential and business professional buildings in the project vicinity and within the Cedar Ravine Road Historic District.*

II. *Conditions of Approval*

1. *Approval. Approval of this planning application SPR 2015-06, allows the construction of one single-family dwelling. The project is approved as shown in Attachment A of staff's July 21, 2015 staff report, and as conditioned or modified below.*
2. *Project Location. The Project site is located at 994 Thompson Way, Placerville. APN: 004-011-78. SPR 2015-06 shall apply only to the project location and cannot be transferred to another parcel.*
3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
4. *Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
5. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
6. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
7. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
8. *All construction shall be limited to Monday through Friday only between the hours of 8:00am to 5:00pm, with no construction permitted on weekends or City or state recognized holidays.*
9. *Permits.*
  - A. *The applicant shall obtain a building permit for the Commission approved single-family dwelling. Three complete copies of the proposed building projects shall be submitted to the Development Services Department for processing. The dwelling should be designed to meet all the 2013 California Codes. The setback to the property line between units indicates five feet from each unit. Any setback less than (5) five feet would require fire resistance 1-hour rated wall construction and projections into the (5) five feet but greater than (2) two feet from property line requires 1-hour rated resistance construction on the underside of the projection.*
  - B. *The applicant shall obtain a grading permit for site grading from the Development Services Department Engineering Division prior to onsite grading.*

**6.3 939 Lincoln Street – Site Plan Review (SPR) 2015-08 - Vindler Residence: Property owners Erlinda and James Vindler of 939 Lincoln Street (APN 002-121-01) request Site Plan Review to replace the existing kitchen window along the north elevation of the existing residence from the existing slider style to a bay window. New bay window would have divided lights of three over one. In addition, the request includes the construction of a bathroom addition along the east elevation, adding new roof gable and double-hung window. New siding and window trim for new additions would match those on the existing house. Exterior Improvements total 30 sq. ft. The site is within the Bedford Street – Clay Street Residential Historic District.**

*City Planner Painter presented staff's report and responded to Commission questions. Project applicant and property owners Erlinda and Jim Vindler addressed the Commission.*

*The motion to make the findings presented in staff's report and conditionally approve SPR 2015-08 was approved as follows on Member Frenn's motion, on Chair Wolfe's second on a 5-0 vote.*

*I. Findings*

- A. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.*
- B. The project site, APN 002-121-01, 936 Lincoln Street, contains a single-family dwelling with 988 square feet of floor area and a detached 17' x 20' garage that are located within the Bedford Avenue- Clay Street Residential Historic District, but these structures are not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*
- C. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed exterior additions, involving windows and siding, are compatible with the visual attributes of neighboring structures within the Historical District.*
- D. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Criteria 8, Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.*
- E. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*

## II. Conditions of Approval

1. *Approval. Approval of the request to replace the existing kitchen window along the north elevation of the existing residence from the existing slider style to a bay window supported by an angled framework; new bay window would have divided lights of three over one along the home's north elevation; construct a bathroom addition along the east elevation, adding new roof gable and double-hung window. Exterior Improvements total 30 sq. ft. The project is approved as shown in Attachment A of staff's July 21, 2015 staff report, and as conditioned or modified below.*
2. *Project Location. The Project site is located at 936 Lincoln Street, Placerville. APN: 002-121-01. SPR 2015-08 shall apply only to the project location and cannot be transferred to another parcel.*
3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
4. *Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
5. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
6. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
7. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
8. *All construction shall be limited to Monday through Friday only between the hours of 8:00am to 5:00pm, with no construction permitted on weekends or City or state recognized holidays.*
9. *Permits. The applicant shall obtain a building permit for the Commission approved additions. Three complete copies of the proposed building projects shall be submitted to the Development Services Department for processing.*

## 7. MATTERS FROM COMMISSIONERS AND STAFF

### 7.1 Commissioners

*None received.*

### 7.2 Staff: **Public Notice of the cancellation of the August 4, 2015 Planning Commission Regular Meeting due to National Night Out**

*No action was taken.*

**8. ADJOURNMENT TO THE AUGUST 18, 2015 PLANNING COMMISSION REGULAR MEETING**

*Chair Wolfe adjourned the meeting at 7:15 p.m.*

*/s/*

Andrew Painter, Executive Secretary  
Placerville Planning Commission