

MINUTES

**REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 7, 2015, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Members Present: Frenn, List, Lowry, Wolfe

Members Absent: Robey

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

3. CONSENT CALENDAR:

3.1 ADOPTION OF AGENDA

3.2 MINUTES OF THE JUNE 16, 2015 REGULAR MEETING

This item was pulled from the Consent Calendar by Executive Secretary Painter for discussion as Item 4.1.

3.3 RECEIVE AND FILE THE PLANNING COMMISSION BYLAWS AS AMENDED ON JUNE 16, 2015

This item was pulled from the Consent Calendar by Member Frenn for discussion as Item 4.2.

Chair Wolfe asked Members if there were objections to adoption of the Consent Calendar as modified. With no objection the Consent Calendar was adopted.

4. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

4.1 MINUTES OF THE JUNE 16, 2015 REGULAR MEETING

Executive Secretary Painter discussed staff's amendment to the June 16 Regular Meeting Minutes post-distribution to the Planning Commission meeting packet.

It was moved by Member Frenn, seconded by Chair Wolfe, to adopt the Minutes as amended by Executive Secretary Painter. Motion carried viva voce.

4.2 RECEIVE AND FILE THE PLANNING COMMISSION BYLAWS AS AMENDED ON JUNE 16, 2015

Member Frenn summarized the work done by the Commission. Member Frenn then moved, seconded by Vice Chair List, to adopt the Planning Commission Bylaws as presented and discussed. Motion carried viva voce.

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 City's receipt of a letter from Frances Strickland of Meadow Lane Court regarding Item 6.2. Letter received after public comment period. Mr. Painter further announced corrections of typographical errors to the staff report for Item 6.1, pages 8 through 10. Copies of corrected pages were distributed to Members and the applicant representatives for Item 6.2.

6. PUBLIC HEARINGS

- 6.1 640 MAIN STREET – OUTBREAK BREWING CO. – SPR 2015-04:** A request by Tim Daniel of Outbreak Brewing Co. for Site Plan Review to remodel, renovate and to change the building occupancy of an existing 2,950 square single-story building from automobile repair to an eating and drinking establishment under a three phase tenant improvement. New landscaping, exterior signs and facade treatment is proposed. The site is zoned C (Commercial). Exempt from environmental review pursuant to Section 15332 (In-Fill Development Project) of the CEQA Guidelines.

Chair Wolfe and Member Frenn addressed the Commission regarding prior contacts with the Outbreak Brewing Co. representatives. Both announced that these contacts do not involve financial interest. Both declared their intent to participate in reviewing and the decision making for Item 6.1.

City Planner Painter presented staff's report and answered questions by Members. Tim Daniel and Jon Westphal spoke on behalf of Outbreak Brewing Co. Public comment was received from Ray Presgrave.

Member Frenn moved, seconded by Member Lowry, to incorporate the staff report and comments noted therein into the public record; and to:

I. Find:

A. *This request is exempt from environmental review, in that the project is covered under the California Environmental Quality Act Guidelines §15332 that this project meets all of the in-fill conditions described as follows:*

1. *The SPR 2015-04 project request is consistent with the Commercial General Plan Designation and the Zoning Ordinance which permit eating and drinking establishments. The requests are also consistent with Goal I C and Policy 2 of the Land Use Element and Goal I B of the Community Design Element, in that Outbreak Brewing Co. would expand Placerville's commercial service options within the City's downtown area by providing a use that is expected to increase the vibrancy of this portion of Main Street by attracting area residents, tourists and other visitors. The request would also take over an underutilized building and site, enhancing its presence along Main Street through new paint, window improvements, landscaping and signage furthering Goal B and Policy 2 of the Community Design Element.*
2. *The existing building is located within the City limit on APN 004-011-04 with a lot area of less than 5 acres (0.37 acres), surrounded by urban uses.*
3. *The site has no value as habitat for endangered, rare or threatened species as the site project parcel contains an existing building with 2,950 square feet of floor area, asphalt parking area, curb, gutter and sidewalk installed along the parcel's Main Street frontage, with wet and dry utilities serving the site.*
4. *The eating and drinking establishment use would not result in any significant effects relating to traffic, noise or air-quality, as the project would result in a net increase of twenty-three (23) PM peak hour traffic trips that would not significantly impact along Main Street; noise generated by the facility would be similar to noise generated by vehicles used patrons, supply deliverers, trash and waste removal and employees for The Independent Restaurant located across the street from the project site; odors from the brewery are expected to be insignificant due to Outbreak Brewing utilizing an all grain brewing.*

B. *The project site has a General Plan Land Use designation and Zoning of Commercial. The proposed use is classified as a eating and drinking establishment and is a permitted use in the Commercial Zone District per City Code Section 10-5-15(B)8.*

- C. *This conditioned request is consistent with the purpose and intent of the Site Plan Review Regulations 10-4-9(G) of City Code, in that:*
- a. *The project provides for the orderly and harmonious development of the site, while maintaining and protecting public health, welfare and safety.*
 - b. *Project landscaping includes plant species that would provide visual interest and offers an attractive landscape transition from Main Street into the project site. In addition, fencing would screen headlights from onsite parking and serve to protect business patrons and facility personnel from occasional hillside rock falls.*
- II. *Approve Site Plan Review 2015-04, a request to change the occupancy of an existing 2,950 square foot commercial building to an eating and drinking establishment, along with the exterior improvements, landscaping and trash enclosure for the site use, with the Conditions of Approval as follows:*
1. *Approval. Approval of this planning application SPR 2015-04, allows the phased change of building occupancy development at the project location to an eating and drinking establishment, micro-brewery and tasting room subject to the three phases as described in the City's July 7, 2015 staff report. The project is approved as shown in Attachment A of staff's July 7, 2015 staff report, and as conditioned or modified below.*
 2. *Project Location. The Project site is located at 640 Main Street, east of the intersection of Main Street and Cedar Ravine Road in the City of Placerville. APN: 004-011-04. SPR 2015-04 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. *Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and payment of all required fees.*
 5. *Permit 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.

6. *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.*
7. *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.*
8. *Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for determination of either a Major or Minor Change to approved the site plan, per Section 10-4-9(P) of City Code.*
9. *A Landscape Maintenance Agreement between the property owner and the City is required by Code to be recorded against the property, prior to issuance of a construction permit, to maintain landscaping in a healthy and weed-free condition.*
10. *The applicant shall submit three complete sets of the proposed building construction project. The three phase process can be handled by submitting construction plans and issuing permits for each phase. Each application will be reviewed for code compliance pertaining to the construction of the proposed phase. Indicate the occupancy of each phase work if applicable. The plans should be completely dimensioned in the phase area that will be permitted. The occupant load will be calculated by square footage on areas without fixed seating using table using occupant load factors from table 1004.1.2 of the 2013 California Building Code.*

Include with plans information concerning the proposed cold box. Include all electrical, existing and new and mechanical units, ducts and etc. on plans. The plans will be sent to contract plan check and complete plan sets will help to expedite the process.

11. *It is understood the applicant will not be preparing food or offering a food service, they will however be serving pre-packaged food (non-specific). If the applicant is to serve "typical non-cooked pub food" that requires a fryer or similar preparation, a Grease Interceptor will be required to be installed.*
12. *Previous site history indicates slope failure to the rear of the building. Currently, temporary K-rail was installed to cordon off the area. The project includes a 6-foot tall fence that would be installed at the rear of the parking area to maintain some clearance from the slope. The applicant shall submit a revised site plan for the Building Permit, showing the toe of slope and distance from toe of slope to the fence.*
13. *The site will change uses from a vehicle service and auto sale facility to a food and drink establishment, a traffic impact fee may be required. Final fees will be calculated at the time of Building Permit submittal.*
14. *It is understood that upon Building Permit Submittal the applicant will supply civil site plans showing water, sewer, backflow devices, fence layout (with dimensions from the slope), and all other site improvements as necessary. The civil site plan will provide details about connections, trenches, materials, etc. The Engineering Division will review those plans in detail at the time of submittal.*

El Dorado County Fire Protection District

15. *The applicant shall meet all requirements of the Fire Protection District for the change in building occupancy.*

Planning Commission

16. *Spent brewing grains shall be stored in containers using tight fitting lids to minimize odors to the greatest extent possible.*
17. *Elimination of the Chinese Pistache from the proposed landscape plan, with staff given discretion to approve its substitution.*

Motion carried by the following vote:

Yeas: Frenn, Lowry, Wolfe

Neas: List

- 6.2 1070 MEADOW LANE COURT – VERIZON WIRELESS – CUP 2015-01, SPR 2015-02:** A request by Epic Wireless, on behalf of Verizon Wireless, for a Conditional Use Permit and Site Plan Review for the construction and use of a wireless telecommunications facility that includes an 85’ monopine cell tower with 8 panel antennas, 8 remote radio units, a 4’ microwave dish, a 20’ x 30’ steel platform where 6 equipment cabinets and a standby 30kVA emergency generator would be mounted on. The proposed facility would be located on El Dorado Irrigation District property. The site is zoned R1-20,000, Single-Family Residential District. APNs: 050-401-20, 050-250-18, 050-420-34. Note: This request is exempt from environmental review pursuant to Section 15332 (In-Fill Development Project) of the CEQA Guidelines.

City Planner Painter presented staff’s report and answered questions by Members. Andrew Lesa and Doug Picard spoke on behalf of Verizon Wireless. Public comment was received from Coleen Johnson and Jim Johnson, Placerville.

Member Frenn moved, seconded by Vice Chair List, to cite staff’s report, associated documents, and public testimony into the public record; and to:

I. Find:

- A. The request is exempt from further environmental review, per Section 15332 of the California Environmental Quality Act Guidelines, in that the this project meets all of the in-fill conditions described as follows:*
- 1. The CUP 2015-01 and SPR 2015-02 project requests are consistent with the Low Density Residential General Plan Designation and the Zoning Ordinance which permit telephone communication facilities in any zone of the City upon the granting of a Conditional Use Permit. The requests are also consistent with Goal I and Policy 2 of Goal I of the Natural, Cultural and Scenic Resources Section of the General Plan that calls for the protection and enhancement of Placerville’s community character and scenic resources by minimizing the visual impact of development on primary and secondary ridgelines shown in the General Plan Background Report. The applicant proposes the use of a faux pine (monopine) on which communication antennas will be mounted. The monopine was chosen by the applicant it that its appearance blends in with existing trees in the vicinity of the site. In addition, the metal platform on which the facility ground equipment and emergency backup generator would be located, the platform access ramp, and the wood fencing to surround the platform would be painted brown to further minimize its visual impact on the environment.*
 - 2 The wireless facility structures would be located within the City limit on APN 050-401-20 with a lot area of less than 5 acres (0.22 acres), surrounded by existing residential uses.*

3. *The site has no value as habitat for endangered, rare or threatened species as the site project parcel is a 0.22 acre portion of a total of 3.35 acres owned by the El Dorado Irrigation District (EID) where the District operates an existing 0.5 million gallon water storage tank. The 3.35 acres is substantially void of vegetation to eliminate fire hazard, therefore no flora or fauna habitat exists.*
 4. *The unmanned telecommunication facility would not result in any significant effects relating to traffic, noise or air-quality, as proposed construction duration would be two months; routine maintenance is expected to be twice per month; the request is conditioned to limit construction hours to Monday through Friday, 8:00am to 5:00pm, with no construction permitted on weekends or City recognized holidays; and, the request is further conditioned limiting the weekly thirty (30) minute duration testing and/or maintenance of the electric generator within the hours of 8:00am to 5:00pm, Monday through Friday.*
 5. *The site is served by all required utilities and services necessary to operate the unmanned facility.*
- B. *The proposed wireless communication facility is essential and desirable for the development of the community, and necessary for the public convenience and coordination of emergency services within Placerville and the greater Placerville community.*
 - C. *The granting of this request will not be materially detrimental to the public health, safety and general welfare, nor injurious to property or improvements in the vicinity and the zone in which the proposed facility is located, in that the operation of the wireless communication facility must comply with the Federal Communication Commission guidelines limiting public exposure to radio frequency energy.*
 - D. *This request as conditioned will not adversely affect the General Plan of the City of Placerville, in that the proposed design, utilizing a faux pine (monopine) with faux pine branches, serves to protect community character by minimizing the visual impact of development on the General Plan designated secondary ridgeline, in that the monopine was chosen by the applicant to blend in with existing trees in the vicinity of the site. Project design would therefore be consistent with Goal I and Policy 2 and 3 of Goal I of the Natural, Cultural and Scenic Resources Section of the General Plan relating to the protection and enhancement of scenic resources.*

II. Approve Conditional Use Permit 2015-01 and Site Plan Review 2015-02 subject to the Conditions of Approval

- 1. Project Description: Verizon Wireless is hereby granted Conditional Use Permit 2015-01 and Site Plan Review 2015-02 to construct and operate a wireless telecommunications facility that includes an 85' monopine cell tower, with 8 antennas, 8 remote radio units, a 4' microwave dish, with one 20' x 30' steel platform set on piers on which six equipment cabinets, and a 132 gallon, standby 30kVA emergency diesel powered generator would be mounted. The facility footprint will encompass 1,227 square foot (SF) of lease area. A 15-foot wide access easement between the wireless communications facility lease area to Meadow Lane Court is proposed. The project is approved as shown in Attachment A of staff's July 7, 2015 staff report, and as conditioned or modified below.*
- 2. Conditional Use Permit 2015-01 and Site Plan Review 2015-02 shall expire and become null and void eighteen (18) month after the Planning Commission approval, unless a building permit has been obtained for the facility and final inspection approved. All conditions must be completed prior to or concurrently with the establishment of the granted use.*
- 3. Failure to comply with the conditions specified herein as the basis for approval of this Use Permit constitutes cause for the revocation of said permit per the Placerville Zoning Ordinance Section 10-3-6(D), the provisions set forth in the Placerville Zoning Ordinance Section 10-3-8: Enforcement, Section 10-3-9: Abatement and Section 10-3-10: Penalties.*
- 4. The terms and conditions of this permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assigns of the Permittee.*
- 5. All facility 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.*
- 6. Weekly testing of the diesel generator is limited to thirty (30) minute duration within the hours of 8:00am to 5:00pm, Monday through Friday.*
- 7. The applicant shall submit three complete set of the proposed project construction to the Building Division and additional sets to the El Dorado County Fire Protection District.*

The structure and plan review will be sent to the City's designated outside contract firm for structural review of the tower. The applicant will work directly with the outside firm until completion with adherence to building codes.

8. *The applicant shall submit engineered plans showing all details and calculations for the proposed tower foundation and ground platform.*
9. *To control fugitive dust from vehicles and equipment along Meadow Lane Court and the construction site during project construction, the applicant shall cause the watering of Meadow Lane Court and the construction site as necessary.*

El Dorado County Fire Protection District

10. *Submit a plan review and inspection fee of \$561.20.*
11. *Provide a Low Security Knox padlock for the fence gate. CFC 506.1.1.*
12. *Provide a High Security Knox Box with keys to the shelter. CFC 506.1. Applications for the Knox Box and Knox gate padlock can be obtained at 4040 Carson Rd. Camino CA. for a fee of \$30.00 each.*
13. *Provide keys to the shelter for the High Security Knox Box. CFC 506.2.*
14. *Fire extinguisher shown on page A-3 shall be moved to the exterior of the building. The extinguisher must be mounted in a weatherproof cabinet and be a minimum rated 2A20BC fire extinguisher. 2013 CFC Tables 906.3(1), 906.3(2), Sections 906.5 and 906.8.*
15. *Provide a site address visible from both directions of Meadow Lane Circle and on the gate entering the compound. Minimum size is 6" numbers. CFC 505.1.*
16. *Provide vegetation management per CAL Fire standards of 30 feet of clear vegetation from any structure and the next 70 feet must be maintained as a clean and green zone of fuel reduction.*
17. *Access road shall be designed to carry a 40,000 pound load.*
18. *The turning radius of all corners shall be 40 feet inner and 56 ft outer.*
19. *DOT Placard on the shelter door identifying the sulfuric acid if batteries are being used inside the metal structure. CFC 5003.5.*
20. *A label shall be installed on the generator using white lettering and red background and read: DANGER – FLAMMABLE LIQUIDS. Letters shall be 3 inches in height and a minimum of 1/2 inch in stroke. CFC 5703.5 and 5703.5.1.*
21. *A main disconnect from the generator to the building shall be installed and labeled. CFC 509.1.1.*

22. *Piers, decking, and building shall be constructed using fire resistive material due to the project being located within a Wild Urban Interface zone.*

23. *Please submit a digital PDF copy of the approved plans for the El Dorado county Fire District's records. You can email plans to mckayb@eldoradocountyfire.com.*

24. *All inspections require at least 48 hours' notice. Please be advised that no inspections will be conducted on Fridays.*

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25. *Upon completion of project construction activities applicant shall restore Meadow Lane Court to its pre-project, preexisting condition.*

Motion carried by the following vote:

Yeas: Frenn, List, Lowry, Wolfe

Neas: None

7. CONTINUED ITEM:

MINUTES OF THE MAY 19, 2015 REGULAR MEETING

Executive Secretary Painter summarized the item and his coordination with Member Frenn in reviewing the video for the May 19, 2015 Regular Meeting regarding Item 7.2: Variance 2015-01 (Compact Parking) Forni Road Hotel.

Motion by Member Frenn, seconded by Chair Wolfe to adopt the May 19, 2015 Regular Meeting Minutes as amended. Motion carried by the following vote:

Yeas: Frenn, List, Lowry Wolfe Neas: None

8. MATTERS FROM COMMISSIONERS AND STAFF

8.1 COMMISSIONERS

Chair Wolfe addressed the Members regarding their professionalism and decorum during the Agenda's public hearing items.

8.2 STAFF

Executive Secretary Painter discussed upcoming public hearing items regarding new residential construction on Thompson Way and alternation to an existing home on Lincoln Street, Placerville, all located within the City's historic districts.

Executive Secretary Painter discussed the upcoming Regular Meeting date of Tuesday, August 4, 2015 as the date the City celebrates National Night Out (NNO). Members expressed interest in cancelling the Regular Meeting to allow Members to participate in their neighborhood NNO celebrations.

9. ADJOURNMENT TO THE JULY 21, 2015 PLANNING COMMISSION REGULAR MEETING

Andrew Painter, Executive Secretary
Placerville Planning Commission