

## MINUTES

**REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, MAY 19, 2015, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**1. CALL TO ORDER**

*The meeting was called to order at 6:03 p.m. by **Chair Lowry** who led those in attendance in the Pledge of Allegiance.*

**2. ROLL CALL & INTRODUCTION OF NEW PLANNING COMMISSION MEMBERS AND RECOGNITION OF OUTGOING PLANNING COMMISSION MEMBER:**

**2.1 City of Placerville City Council reappointed on May 5, 2015 Member John List and appointed Daniel Robey and Peter Wolfe as new Planning Commission Members.**

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

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

**2.2 Recognition of outgoing Planning Commission Member Michael Drobesh.**

*Executive Secretary Painter presented Mr. Drobesh with a Certificate of Appreciation from the City of Placerville. Mr. Drobesh addressed the Commission.*

**3. ADOPTION OF AGENDA**

*Member Frenn moved to adopt the Agenda as submitted. Member List seconded the motion. Motion carried by unanimous consent.*

**4. ADOPTION OF MINUTES – MARCH 3, 2015 REGULAR MEETING**

*Member Frenn moved to adopt the Minutes as submitted. Chair Lowry seconded the motion. Motion carried by the following vote:*

*Yeas: Frenn, Lowry. Nays: None. Abstentions: List, Robey, Wolfe*

**5. ITEMS OF INTEREST TO THE PUBLIC:**

*Kirk Smith addressed the Commission.*

**6. COMMUNICATION**

*Executive Secretary Painter announced three communications that were also provided to Members prior to the Meeting:*

- 1) Lawrence Stoliker letter dated May 11, 2015, received after Planning Commission packets were distributed addressing Items 7.1, 7.2 and 7.3 on Agenda;*
- 2) City Council Resolution 8285: A Resolution of the City Council of the City of Placerville Suspending the Historical Advisory Committee and Reassigning the Duties to the Planning Commission, and Where Applicable, to Staff;*
- 3) Glen A. Campora, Department of Housing and Community Development, Division of Housing Policy Development letter dated March 19, 2015.*

## 7. PUBLIC HEARINGS:

### 7.1 PROJECT: Major Change to Site Plan Review (SPR) 08-03 Forni Road Hotel

**DESCRIPTION:** Request by Forni Business Park LLC for Major Change to Site Plan Review (SPR) 08-03 that would amend Condition Nos. 43 and 44 of the Planning Commission's January 19, 2010 approval. Conditions require road widening along the site's Forni Road frontage, and disabled pedestrian access from Placerville Drive to the hotel front entrance. Applicant further seeks Planning Commission approval of building elevations for sewer lift station proposed for site in conjunction with SPR 08-03 Condition of Approval No. 2. The City seeks an amendment to SPR 08-03 Condition No. 27, shifting the maintenance responsibility of the project sewer lift station serving the project from the public (City) to the property owner. **LOCATION:** 3110 Forni Road. **APPLICANT:** Forni Business Park LLC. **APN:** 325-230-23 **ENVIRONMENTAL REVIEW:** A Mitigated Negative Declaration was adopted in January 2010 for the project in conjunction with approved SPR 08-03.

*Member Wolfe addressed the Commission and the public to disclose that seventeen years ago he was a contract employee of MFDB Architects in Sacramento for about a year, working on hotel and fire station projects. MFDB Architects prepared some of the documents relative to Agenda Items 7.1, 7.2 and 7.2. Member Wolfe declared that since ceasing work with MFDB he has had no professional or financial relationship with MFDB; he does not believe there is any conflict of interest, and that he can fairly and objectively participate in the review and discussion regarding the Agenda Items.*

*City Planner Painter presented staff's report. Director Rivas, City Engineer Neves and City Planner Painter answered questions from Commission Members. Jim Fisher, Agent for the project applicant, Forni Business Park LLC, addressed and answered Members' questions regarding project details. Public comment was received from Kirk Smith.*

**Chair Lowry** moved, seconded by **Member List** to:

- I. *Make the following Findings of Fact:*
  - A. *The Planning Commission conditionally approved SPR 08-03 and adopted a Mitigated Negative Declaration for the project on January 19, 2010. The Major Change request to SPR 08-03 would not create new environmental impact to the site as site grading and construction activities were analyzed and mitigated for under the Mitigated Negative Declaration adopted.*
- II. *Approve the Major Change to SPR 08-03 involving changes to Condition Nos. 27, 43 and 44, to state as follows:*
  27. *The proposed sewer lift station shall be privately owned and maintained by the owner, and shall be constructed to EID standards, or as approved by the City Engineer until such time as the City accepts ownership and maintenance of the sewer lift station or a maintenance assessment district is established. Alarms shall be routed to the owner or designated representative and to the Police station. An emergency generator with sound attenuation, security fencing, screening and shielded area light shall be installed. The proposed lift station location is approved. The lift station shall be sized to accommodate all undeveloped parcels per the updated sewer report. The City reserves the right to place additional*

*conditions and requirements at the time of design for this development and all future developments. It is recommended that the Applicant submit a comprehensive preliminary design for review prior to working on the final design details.*

43. *Forni Rd shall be improved from the south curb return of the new site access road up to Placerville Drive to include curb, gutter, and 4.5-foot sidewalk on one side of the road; 24-feet of AC pavement (12 feet from lip of gutter to centerline on both sides of centerline); and curb and gutter on the opposite side of the road. If approved by the City Engineer, the curb and gutter on the opposite side of the road to the sidewalk can be replaced with a 2-foot paved shoulder with a drainage swale and guard rail as deemed necessary. Street structural section shall be designed based upon traffic index of 7.0 for collector streets. The existing street section shall be evaluated by the geotechnical engineer and given an AC overlay as recommended to meet this standard.*
44. *Pedestrian access, a minimum of 4.5-feet in width, shall be provided from the Forni Road sidewalk and Forni Road improvements required under Condition No. 43 to the front entrance of the hotel.*

III. *Approve the sewer lift station building elevations, as shown on the Lift Station Exterior Elevations dated 05/02/2014, received by the City on December 23, 2014, for the site in conjunction with SPR 08-03 Condition of Approval No. 2.*

*Motion carried by the following vote. Yeas: Frenn, List, Lowry, Robey, Wolfe. Nays: None.*

## **7.2 PROJECT: Variance (VAR) 2015-01 (Compact Parking) Forni Road Hotel**

**DESCRIPTION:** Request by Forni Business Park LLC for a Variance (VAR) 2015-01 to exceed the twenty percent (20%) maximum quantity of required parking stalls by five percent (5%) for the SPR 08-03 hotel project that may be of minimum compact dimension (7' x 17').

**LOCATION:** 3110 Forni Road. **APPLICANT:** Forni Business Park LLC. **APN:** 325-230-23

**ENVIRONMENTAL REVIEW:** Exempt pursuant to Section 15305(a) of the CEQA

Guidelines: minor variance.

*City Planner Painter presented staff's report. Director Rivas and City Planner Painter answered questions from Commission Members. Jim Fisher, Agent for the project applicant, Forni Business Park LLC, addressed and answered Members' questions regarding request details. No public comment was received.*

**Member Frenn** moved the recommendation by staff to approve the variance which increases the percentage of compact stalls from the 20% ratio to a total of 25% of the total stalls, a net increase of seven stalls, with the additional one foot width as proposed by the applicant in those compact stalls. The motion was seconded by **Member Wolfe**:

- I. *Make the following Findings of Fact:*
  - A. *The project is designated on the General Plan Land Use Map as Highway Commercial.*
  - B. *The project is zoned HWC (Highway Commercial Zone).*

- C. *The project is categorically exempt from environmental review per Section 15305 (a) of the California Environmental Quality Act Guidelines, in that the project involves a minor variance that will not cause a change in land use or density.*
- D. *Due to existing site constraints of topography there are unique physical characteristics specific to the project site, therefore, the granting of the variance requests does not constitute a special privilege not enjoyed by others in the vicinity or in the same zone as the project.*
- E. *The granting of this request will not be materially detrimental to the public health, safety, convenience and welfare, or injurious to property or improvements in the vicinity and the zone in which the proposed project is located, in that the request is contained entirely within the project site.*
- F. *The Commission has reviewed this request for adverse effects on the General Plan of the City of Placerville and found that the request would not adversely affect this document, in that the parcel is designated by the General Plan for commercial and accessory uses, all required parking for the hotel use approved under SPR 08-03 would be constructed onsite, therefore no adverse effects have been presented as evidence in the record.*

II. *Conditionally approve VAR 2015-01 subject to the following:*

Conditions of Approval

- 1. *Project Description: Variance (VAR) 2015-01 is conditionally approved to allow twenty-five percent (25%) of total parking stalls under the Planning Commission approved project known as Site Plan Review (SPR) 08-03 at the dimension of eight feet by seventeen feet (8' x 17'). VAR 2015-01 therefore allows a five percent (5%) increase over the twenty percent (20%) maximum compact space standard of total parking stalls for a use per City Code Section 10-4-4(C) 9.*  
  
*The parking of vehicles shall only occur within those areas designated for parking as shown on the Development Plan Review Forni Road Hotel, revised May 2, 2014, received by the City on December 23, 2014.*
- 2. *Project Location: The Project site is located along the south side of the US 50 freeway and on the northwest side of Forni Road in the City of Placerville, at 3110 Forni Road. APN: 325-230-23. VAR 2015-01 shall apply only to the project location and cannot be transferred to another parcel.*
- 3. *Revisions: Any proposed change to the Project Description or conditions of approval shall require a new variance application submission for consideration under Section 10-3-6 of the Zoning Ordinance.*
- 4. *Condition No. 7 of SPR 08-03 shall be satisfied under approved VAR 2015-01 upon completion of the project description improvements for the SPR 08-03 hotel project.*

*Motion carried by the following vote. Yeas: Frenn, List, Lowry, Robey, Wolfe. Nays: None.*

**7.3 PROJECT: Variance (VAR) 2015-02 (Building Height) Forni Road Hotel**

**DESCRIPTION:** Request by Forni Business Park LLC for a Variance (VAR) 2015-02 to allow the building height of forty-two feet (42') for a new hotel building (maximum forty feet (40') allowed per City Code Section 10-5-15(D)5) within the HWC (Highway Commercial) Zone, for the project formally known the SPR 08-03.

**LOCATION:** 3110 Forni Road. **APPLICANT:** Forni Business Park LLC. **APN:** 325-230-23

**ENVIRONMENTAL REVIEW:** Exempt pursuant to Section 15305(a) of the CEQA Guidelines: minor variance.

*City Planner Painter presented staff's report. Director Rivas and City Planner Painter answered questions from Commission Members. Jim Fisher, Agent for the project applicant, Forni Business Park LLC, addressed and answered Members' questions regarding request details. Public Comment was received from Kirk Smith.*

**Chair Lowry moved, seconded by Member Wolfe to:**

*I. Make the following Findings of Fact:*

- A. The project is designated on the General Plan Land Use Map as Highway Commercial.*
- B. The project is zoned HWC (Highway Commercial Zone).*
- C. The project is categorically exempt from environmental review per Section 15305 (a) of the California Environmental Quality Act Guidelines, in that the project involves a minor variance that will not cause a change in land use or density.*
- D. Due to existing site constraints of topography there are unique physical characteristics specific to the project site, therefore, the granting of the variance requests does not constitute a special privilege not enjoyed by others in the vicinity or in the same zone as the project.*
- E. The granting of this request will not be materially detrimental to the public health, safety, convenience and welfare, or injurious to property or improvements in the vicinity and the zone in which the proposed project is located, in that the request is contained entirely within the project site.*
- F. The Commission has reviewed this request for adverse effects on the General Plan of the City of Placerville and found that the request would not adversely affect this document, in that the parcel is designated by the General Plan for commercial and accessory uses.*

*II. Conditionally approve VAR 2015-02 subject to the following:*

- 1. Project Description: Variance (VAR) 2015-02 is conditionally approved to allow a building height of forty-two (42') feet for the new hotel building, two feet greater than the maximum forty feet (40') allowed per City Code Section 10-5-15(D)5*

*within the HWC (Highway Commercial) Zone, for the Planning Commission approved project known as Site Plan Review (SPR) 08-03.*

2. *Project Location: The Project site is located along the south side of the US 50 freeway and on the northwest side of Forni Road in the City of Placerville, at 3110 Forni Road. APN: 325-230-23. VAR 2015-02 shall apply only to the project location and cannot be transferred to another parcel.*
3. *Revisions: Any proposed change to the Project Description or conditions of approval shall require a new variance application submission for consideration under Section 10-3-6 of the Zoning Ordinance.*
4. *Condition No. 1 of SPR 08-03 shall be satisfied under approved VAR 2015-02 upon completion of the project description improvements for the SPR 08-03 hotel project.*

*Motion carried by the following vote. Yeas: List, Lowry, Robey, Wolfe. Nays: Frenn.*

## **8. NEW BUSINESS**

- 8.1 ELECTIONS OF OFFICERS:** Separate nominations are requested for the Planning Commission Officer positions of Chair and Vice Chair. Officer terms are retroactive from March 1, 2015, and will serve to February 28, 2016. Newly elected officers shall take office at the Commission's next meeting.

*Chair Lowry announced the opening of officer nominations for Chair and Vice Chair. Member Frenn nominated Member Wolfe for Chair and Member List for Vice Chair. Member Frenn then moved to close nominations and call the nomination question, seconded by Chair Lowry. Motion and nomination carried by unanimous consent.*

- 8.2 ANNUAL PLANNING COMMISSION BYLAW REVIEW:** This annual review of the City of Placerville Planning Commission Bylaws is an opportunity for the Planning Commission to repeal, amend or add to the [Bylaws](#) by majority vote.

*Chair Lowry announced the item. By unanimous consent the Commission moved the item off-calendar allowing Staff to re-schedule the item on a future agenda.*

## **9. MATTERS FROM COMMISSIONERS AND STAFF**

- 9.1 COMMISSIONERS:** *None received.*

- 9.2 STAFF:** *City Engineer Neves updated the Commission and public on the status of the Main Street Rehabilitation project. Director Rivas discussed and answered questions regarding the Glen A. Campora, Department of Housing and Community Development, Division of Housing Policy Development letter dated March 19, 2015 regarding the status of the City's Cycle 5 Housing Element. In addition, Director Rivas discussed upcoming Planning Commission considerations and recommendations regarding new regulations to be developed on the keeping of chickens within the City, and new regulations regarding outdoor sidewalk dining areas within City rights-of-way. City Planner Painter discussed City Council Resolution 8285*

*that suspended the Historical Advisory Committee and reassigning the duties to the Planning Commission, and where applicable, to Staff. City Planner Painter further discussed upcoming projects subject to Planning Commission review.*

**9.3 PLANNING COMMISSION PHOTO:** *This item was continued by unanimous consent due to camera battery failure.*

## **10. ADJOURNMENT TO THE JUNE 2, 2015 PLANNING COMMISSION REGULAR MEETING**

Andrew Painter, Executive Secretary  
Placerville Planning Commission