

**MINUTES**

**REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, FEBRUARY 17, 2015, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE TO THE FLAG**

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

**2. ROLL CALL:**

**Members Present:** Drobesh, Frenn, List, Lowry, Russell

**Members Absent:** None

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

**3. ADOPTION OF AGENDA**

*Agenda adopted by general consent.*

**4. CONSENT CALENDAR**

**4.1 Adoption of Minutes – February 3, 2015**

*Member Frenn requested this item be removed from the Consent Calendar for discussion.*

**5. ITEMS REMOVED FROM THE CONSENT CALENDAR**

*Following discussion, Chair Lowry moved the February 3, 2015 Minutes approved without objection.*

**6. ITEMS OF INTEREST TO THE PUBLIC**

*None received*

**7. COMMUNICATIONS**

*Executive Secretary Painter announced the receipt and distribution of photo images from Kathi Lishman regarding Agenda Item 8.1 to the Commission Members.*

## 8. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS:

### 8.1 2711 COLOMA STREET – CONDITIONAL USE PERMIT (CUP) 2014-06 – HERITAGE HOUSE & GARDEN BED & BREAKFAST

Public Hearing to consider the application of Mike Herzog for Conditional Use Permit (CUP) 2014-06, a request to operate a two (2) room bed and breakfast establishment within an existing six bedroom, three bath residence, and also to request the use of the property's approximately five (5) acre parcel to conduct wedding ceremonies, catered rehearsal dinners and ceremony photography. Wedding receptions would take place off-site. Estimated wedding ceremonies would be two to four per month during April – October and one to two per month during March and November. No ceremonies would occur from December – February. Ceremony attendees/guests would be shuttled to/from the site by multi-passenger mini-bus transport from the Wedgewood Wedding & Banquet Center at Sequoia Mansion, Bee Street, Placerville.

*Chair Lowry announced the item. City Planner Painter gave staff's report and answered Members' questions. Chair Lowry opened the public hearing. Mike Herzog and Kari Goldman, representing the Heritage House & Garden Bed & Breakfast request, presented the request and answered questions from the Members. Public comment was received from Hal Sherry, Michael Krch, Greg Brown, Tonya Thomas, Martha Sorensen, Alison Loeprich, Dottie McKenzie and Sherry Woodford.*

*At 7:45 p.m. Chair Lowry announced a ten minute break. At 7:55 p.m. Chair Lowry re-opened the public hearing. Public comment was received from Kathi Lishman.*

*At 8:07 p.m. Chair Lowry moved, seconded by Member Frenn to table Item 8.1 to allow the applicant's representative for Items 8.2, 8.3 and 8.4 to address the Commission. The motion carried by the following vote:*

*Ayes: Lowry, Drobesh, Frenn, List  
Noes: Russell*

*At 8:09 p.m. Member Frenn moved, seconded by Chair Lowry to take from the table Item 8.1. Motion carried viva voce.*

*Chair Lowry re-opened the public hearing. Public Comment was received by Jeannet Kramer, Phillip Kaufman, Rebecca Friend and Roxanne Brown. Motion by Vice Chair Drobesh, seconded by Member Russell to:*

#### *I. Make the following findings:*

- 1. That this request is categorically exempt from environmental review pursuant to Section 15332 (Class 32) of the California Quality Act Guidelines due to the following:*
  - The project site is located within the city limits; the site is designated Low Density Residential and Medium Density Residential, with corresponding R-1, 10,000 and R-1, 6,000 zoning, where single-family residential uses are permitted and conditional uses may be granted upon securing a conditional use permit;*

- *The application for a bed and breakfast use was submitted in accordance with Section 10-4-11: Bed and Breakfast Establishments and Section 10-3-6: Conditional Use Permit of the Zoning Code;*
  - *The proposed project is less than five acres, and the site has not value as habitat for endangered, rare or threatened species;*
  - *The project as conditioned would not result in significant effects relating to traffic, noise, air quality and water quality, and*
  - *The site is served adequately by private water and sewer services meeting City requirements.*
2. *That the bed and breakfast request is deemed essential and desirable for the public convenience and welfare, and is consistent with the General Plan and Zoning Regulations. Further, this request as conditioned provides a service to the traveling and visiting public with no detriment to the surrounding properties.*
  3. *That wedding ceremony events at the site would interfere with neighborhood residential quality of life due to substantive concerns raised by the public in regards to noise; the widening of the driveway would unreasonably remove many mature trees, and that public health and safety issues would occur with the transporting of people to and from the site therefore necessitating a smaller traffic impact to the site.*
- III. *Approve Conditional Use Permit 2014-06, authorizing a two guest room bed and breakfast establishment within an existing single family home, with no event ceremonies permitted at the site, subject to conditions as follows:*

*Development Services Department*

1. *The Project Site shall be developed and maintained in accordance with the CUP 2014-06 approved plans dated November 11, 2014, which include site plans on file in the Planning Division, Zoning Code Section 10-4-11 (Title 10).*
2. *The use authorized allows for two bedrooms of the home to be rented for transient occupancy under a bed and breakfast establishment consistent with the provisions and maintenance of the following:*
  - (a) *Two (2) parking spaces plus one additional space per room to be rented must be provided.*
  - (b) *All parking spaces shall be paved to City standards with materials that maintain the historical character of the neighborhood. Vehicle parking shall only occur within those areas designated for parking as shown on the approved site plan.*
  - (c) *One non-illuminated sign may be erected on the property, not to exceed eight (8) square feet in area. No single dimension of the sign shall exceed four feet (4'). The sign shall complement the nature of the use; i.e., historic structures should have an historic style sign.*

*One non-illuminated directional sign containing the business site address, no greater than two (2) square feet in area, shall be erected along the driveway access into the site so that it is easily visible from Coloma Street/SR 49. The sign shall complement the nature of the use.*

*The Applicant/Property Owner shall apply for and obtain a sign permit for any site/business identification signs authorized in accordance with the Placerville Zoning Code Section 10-4-11 and regulated under Section 10-4-17 from the Development Services Department.*

- (d) The proprietor and owner are required to occupy the property.*
- (e) The structure shall remain a residential structure; i.e., the kitchen shall not be remodeled into a commercial kitchen.*
- (f) Meals shall be served only to residents and overnight guests.*
- (g) The use is subject to review at any time and may be revoked after a hearing by the Planning Commission and a finding by the Planning Commission that the use has become detrimental to the surrounding neighborhood, or found in violation of conditions of project approval.*
- (h) The bed and breakfast use must comply with all other provisions of the zone in which it is located and must comply with all other ordinances of the City.*
- (i) A City business license is required.*
- (j) The permit is transferable provided that the criteria and conditions are adhered to.*

- 3. This permit shall apply only to the project parcel, APN 001-231-07, regardless of any change of ownership.*
- 4. Any new use, modification or expansion of the use, or activities not authorized under this Conditional Use Permit, shall be subject to the review and approval of a new conditional use permit.*
- 5. The permit shall expire and become null and void eighteen (18) months after the date of granting such permit, unless required conditions have been met and inspected by the Development Services Department, prior to the date of expiration.*

*El Dorado County Fire Protection District*

- 6. Submit an application fee of \$50.00.*
- 7. Submit a plan review fee of \$150.00.*
- 8. The structure shall have a sprinkler system installed in accordance to NFPA 13, if one is not currently present, if required by the California Fire Code.*

9. *A fire alarm system and smoke detection system shall be installed in accordance with NFPA 72 and the California Fire Code. Plans shall be submitted to the fire district for review and approval. System shall include fire sprinkler monitoring (if required by the California Fire Code), smoke detection in hallways, smoke alarms in sleeping rooms, occupant notification, and one manual pull station near the main entrance/exit(s).*
10. *Carbon monoxide detectors shall be installed near sleeping areas and on every level of the building, if not already existing.*
11. *Provide a High Security Knox Box with keys to the building. 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.*
12. *Provide a "Grand Master" key for the High Security Knox Box.*
13. *Provide one 2A10BC fire extinguisher in the common area and on both floors of the building. Travel distance not to exceed 75'. Fire extinguishers are to be mounted no higher than 5' (if not already provided).*
14. *Provide a site address visible from both directions of Coloma Street. Minimum size is 12" numbers.*
15. *Driveway shall be designed to carry a 40,000 pound load.*

*The motion carried by the following vote:*

*Ayes: Russell, Drobesh, Frenn, List*

*Noes: Lowry*

**8.2: 3110 FORNI RD – MAJOR CHANGE TO SITE PLAN REVIEW 08-03;**

**8.3: 3110 FORNI RD – VAR 2015-01 (COMPACT PARKING) FORNI ROAD HOTEL**

**8.4: 3110 FORNI RD – VAR 2015-02 (BUILDING HEIGHT) FORNI ROAD HOTEL**

*At 8:08 p.m. Chair Lowry introduced Items 8.2, 8.3 and 8.4. Jim Fisher, representative for the applicant addressed the Commission requesting to postpone Items 8.2, 8.3 and 8.4 until the March 3, 2015 Regular Meeting.*

*Motion by Member Frenn, seconded by Vice Chair Drobesh to postpone Items 8.2, 8.3 and 8.4 until the March 3, 2015 Regular Meeting at the request of the applicant. The motion was carried viva voce.*

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

### **9.1 CEREMONIAL: MEMBER RUSSELL RETIREMENT**

*Comments were given by Members. Public comment received from Kathi Lishman. No action taken.*

## **9.2 MATTERS FROM COMMISSIONERS AND STAFF**

*Vice Chair Drobesh, Chair Lowry and Member Frenn commented on the project review process. Public comment was received from Kathi Lishman and Sue Taylor. No action was taken.*

## **10. ADJOURNMENT**

*At 09:47 p.m. Chair Lowry adjourned the meeting to the February 17, 2015 Regular Meeting of the Planning Commission.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission