

MINUTES

REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, FEBRUARY 3, 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 (arrived 6:03 p.m.), List, Lowry, Russell

**Members Absent:** None

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

3. ADOPTION OF AGENDA

*Agenda adopted by general consent.*

4. CONSENT CALENDAR

4.1 Adoption of Minutes - October 21, 2014

*Motion by Russell, seconded by Drobesh to adopt Consent Calendar as submitted. Motion adopted (5-0).*

5. ITEMS REMOVED FROM THE CONSENT CALENDAR

*None*

6. ITEMS OF INTEREST TO THE PUBLIC

*None received*

7. COMMUNICATIONS

*Executive Secretary Painter announced the distribution of the Development Services Department Errata Memo for Agenda Item 8.3 to Members, the applicant and posting of memorandum to City website prior to meeting.*

*Executive Secretary Painter announced the receiving and distribution to Members and the applicant of a public comment received from Mark Acuna regarding Agenda Item 8.3.*

8. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS:

8.1 3192 BIG CUT RD AND 821 PHILLIPS CT - SPR 2015-01

Public Hearing to consider the application of the Richard J. and Joan K. Clayton Trust for Site Plan Review (SPR 2015-01) to convert an existing approximately 2,700 square foot single-family residence, an existing attached 426 square foot hobby/game room, and an existing 950 square foot detached secondary dwelling unit into a multi-family residential facility.

*City Planner Painter presented staff's report. Applicant Dick Clayton addressed the Commission. Public comment received from Kris Payne.*

*Director Rivas proposed for Member consideration the addition of the following condition to the Conditions of Approval provided in staff's report:*

*The third bedroom shown on the submitted site plans, located at the northeast corner of the primary dwelling, currently without access to the interior, shall be modified through building permit to provide access from within the primary dwelling. No kitchen shall be permitted within subject third bedroom.*

*Motion by Drobesh, seconded by Frenn to:*

*Make the following Findings of Fact:*

- A. General Plan designation for the site High Density Residential (HD);*
- B. Zoning designation for the site is R-2 (Multi-Family Residential);*
- C. The project parcel, APN 003-182-54, contains the following existing and permitted structures and site improvements completed in 2007:*
  - a. Single-Family Residence (primary dwelling), garage and attached shop building- BP No. 14280*
  - b. Secondary Dwelling Unit - BP No. 14281*
  - c. Conversion of portion of shop building to hobby/game room - BP No. 14663;*
  - d. Sewer, water, drainage, driveway encroachments along Big Cut Road and Phillips Court, and sidewalk curb and gutter along the site's Phillips Court road frontage;*
- D. The request as conditioned would convert existing single-family residential and accessory uses to multi-family tenancy, consistent with the purpose and allowable uses under the General Plan's High Density Land Use Map designation;*
- E. The new studio unit would assist the City in its progress to meet its Regional Housing Needs Allocation of 372 residential units within the City's current 2013-2021 Housing Element planning period;*
- F. The request as conditioned would not exceed the maximum density under the R-2 zone for the project site's parcel area of 0.43 acres;*
- G. The project design is consistent with the objective and criteria of the Site Plan Review Ordinance in that it encourages orderly and harmonious development through site design, minimizing impacts on the site and surrounding area; and*
- H. The request is categorically exempt from environmental review pursuant to two California Environmental Quality Act Guidelines (CEQA) Categorical Exemptions:*
  - a. §15301 (existing structure), in that it involves minor interior alterations to an existing residential structure, and*
  - b. §15303(b) (conversion of small structures), in that the request involves the conversion of less than four single-family residences to multi-family use, with only minor interior alteration to an existing residential structure to establish a new studio residence.*

*Conditionally approve 3192 Big Cut Rd & 821 Phillips Ct - SPR 2015-01, subject to the following conditions of approval.*

*Development Services Department*

*Building Division*

- 1. After the Planning Commission approval, applicant shall submit three complete copies of the proposed building project. A building permit will be needed to convert into a full dwelling unit. Because of the garage conversion to an R-3 occupancy in a prior permit, only a floor plan will be required showing the proposed kitchen meeting Item Three of Section R304.5:*

*Efficiency Dwelling Units, in the 2013 Residential Code. Other standard supporting documents such as the Energy Analysis Report (Title 24) will not be needed for this application*

*The unit shall comply with the following:*

- a. The unit shall have a living room of not less than 220 square feet of floor area. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two. (The total occupancy of the proposed unit would be three.)*
- b. The unit shall be provided with a separate closet.*
- c. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities. Each facility shall have a clear working space of not less than 30 inches in front. Light and ventilation conforming to the Residential Code shall be provided.*
- d. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.*

*Planning Division*

- 2. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.*
- 3. Construction drawings submitted for permit processing shall include a sheet containing all approved conditions of approval for the SPR 2015-01 project.*
- 4. The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a Certificate of Occupancy for the site in accordance with City Code §10-4-9 (Site Plan Review), based on the "Current Landscape exhibit received by the City on January 15, 2015, and approved or modified as necessary by the Planning Commission.*
- 5. The project applicant or his/her successors, heirs, assigns shall submit for staff review and approval, prior to issuance of a construction permit required under Condition No. 1, a parking plan for the site containing dimensions and location of the required minimum of five parking spaces for onsite uses. All required spaces shall meet minimum Zoning Ordinance standards. Staff approved parking plan shall become part of SPR 2015-01 for the site.*
- 6. Required parking spaces, and if desired additional parking for resident guests, shall be striped to minimum Zoning Ordinance standards and maintained. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.*

*Engineering Division*

- 7. This Site Development project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Development Services/Engineering items, except for sewer and water, will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the 2010 State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications. Sewer service will be provided by the City and shall be designed and constructed in accordance with current El Dorado Irrigation District (EID) Design and Construction Standards except when otherwise directed by the City Engineer.*
- 8. Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed*

outside the site plan boundaries. A copy of the written authorization(s) and land rights shall be included with the final improvement plan submittal.

9. An encroachment permit shall be obtained from the City Engineering Division prior to beginning any work on this development within a public right-of-way or easement.
10. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance for the project.
11. Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.
12. The third bedroom shown on the submitted site plans, located at the northeast corner of the primary dwelling, currently without access to the interior, shall be modified through building permit to provide access from within the primary dwelling. No kitchen shall be permitted within subject third bedroom.

The motion was adopted (5-0) by the following vote:

Ayes: Drobesh, Frenn, Lowry, List, Russell

Noes: None

## 8.2 225 PLACERVILLE DR - SPR 2014-06: SIERRA CENTRAL CREDIT UNION

Public Hearing to consider the application of Sierra Central Credit Union for Site Plan Review (SPR 2014-06) to allow the demolition of the existing two-story, 7,000 square foot office building located centrally on the subject site, and to construct a new 4,000 square foot commercial building to house the Sierra Central Credit Union on the site, complete with well as parking, landscaping and related features. APN 325-120-47.

City Planner Painter presented staff's report. Additional staff testimony provided by Director Rivas and City Engineer Neves. Applicant's agents Karenda Macdonald and Kevin Leamy addressed the Commission.

Public comment received from Kris Payne, Kirk Smith, Sue Taylor and Steve Neau.

Motion by Frenn, seconded by Lowry to continue the item to April 7, 2015 to allow the applicant to consider public and Member input relative to the building architecture and signage proposed and come back to the Commission with alterative suggestions. The motion was adopted (4-1) by the following vote:

Ayes: Drobesh, Frenn, Lowry, Russell

Noes: List

Chair Lowry announced a ten minute recess at 8:12 p.m. Chair Lowry reconvened the Meeting at 8:22 p.m.

Chair Lowry moved and seconded by Drobesh to reconsider the previous action to accommodate the requested schedule of the project applicant. The motion was adopted (5-0) by the following vote:

Ayes: Drobesh, Frenn, List, Lowry, Russell

Noes: None

Chair Lowry asked Karenda Macdonald, agent for the Sierra Central Credit Union, to address the Commission relative to a Planning Commission Regular Meeting date to return to the Commission with alterative architectural and sign suggestions for SPR 2014-06.

*Moved by Frenn, seconded by Lowry to continue the item to March 3, 2015 to allow the applicant to consider public and Member input relative to the building architecture and signage proposed and come back to the Commission with alterative suggestions. The motion was adopted by unanimous consent.*

### **8.3 1990 / 2000 BROADWAY - CUP 2014-02, SPR 2014-05, EA 2014-05: PLACERVILLE COMMONS**

Public Hearing to consider the application of Jerry and Shelley Walls for Conditional Use Permit (CUP 2014-02) and Site Plan Review (SPR 2014-05) to allow the construction and operation of an of 86-unit Senior Housing Complex (84,000 sq. ft.), including parking and landscaping on approximately four acres. APN 048-350-58. A MND was previously certified for the site in January 2009 for the Hilton Garden Inn project. A CEQA Addendum was prepared to address modifications to the project since approval.

*City Planner Painter presented staff's report. Additional staff testimony provided by City Engineer Neves. Project applicants Jerry and Shelly Walls, and agents Ken Fong and Sunwen Park addressed the Commission.*

*Public comments was received from John Mooney, Ray Presgrave, George Osborne, Jackie Neau, Kris Payne, Sue Taylor, Steve Neau, Dolly Wager and John DePierre.*

*It was moved by Drobesh and seconded by Frenn to conceptually approve the project as submitted and require the applicant to return to the Commission on February 17, 2015 to allow the applicant to prepare for approval by the Commission of façade alternatives with architectural treatments of the Broadway building elevation. The motion was defeated (4-1) by the following vote:*

*Ayes: Drobesh*

*Noes: Frenn, List, Lowry, Russell*

*It was moved by Frenn, seconded by Lowery to:*

*Make the following findings for the Addendum to Mitigated Negative Declaration 2008-02 prepared for the Placerville Commons Senior Living Facility on the subject site, which tiers off of the Mitigated Negative Declaration prepared for the Hilton Garden Inn and adopted in 2009.*

- A. There are no substantial changes proposed by the revised site plan that require major revisions of the existing IS/MND, or preparation of an EIR due to the involvement of new significant environmental effects. As illustrated above, the project involves minor modifications to the previously studied and approved site plan and actually reduces somewhat the intensity of those uses.*
- B. There have also been no changes in the circumstances that would result in new significant environmental effects. The site remains unchanged from that previously analyzed and additional environmental review is not necessary. (CEQA Guidelines, 15162, subd. (a).)*
- C. Mitigation measures proposed for adoption and applicable to the Placerville Commons project are those described in the Addendum to Mitigated Negative Declaration 2008-02.*

*Receive and file the Addendum to Mitigated Negative Declaration 2008-02 (attached hereto).*

*Make the following findings for Conditional Use Permit 2014-02.*

- A. The proposed senior housing facility is a use which is necessary and desirable for the development of the community and is consistent with the City of Placerville General Plan. Further, this project will not be detrimental to surrounding uses in the vicinity.*
- B. The site is adequate in size and shape to accommodate the use, and site dimensions, landscaping and other features are consistent with City Code in that the site is*

approximately 4.4 acres in area and the proposed senior housing facility conforms to local standards including lot coverage, parking and landscape requirements, access and circulation, and community design.

- C. The proposed use will not increase traffic in the area beyond the capacity of the existing streets and highways in that the proposed use is a low traffic generator and that only a negligible impact will occur, and additional traffic from the project will not alter roadway capacity in the vicinity nor affect existing intersection or roadway levels of service.
- D. The granting of this request will not be materially detrimental to the public health, safety and general welfare, nor injurious to properties or improvements in the vicinity and zone in that the site design and proposed mitigation measures ensure that public health, safety and general welfare are maintained.

Making the following findings for Site Plan Review 2014-05

- A. This request is consistent with the purpose and intent of the City's Site Plan Review regulations, which are intended to maintain property and improvement values throughout the City while encouraging development that recognizes local and regional architectural styles while maintaining the scenic and aesthetic characteristics of the community.

Make the following General Plan consistency findings:

- A. This request is consistent with Goal B of the Land Use Element that states, "To provide for decent housing in a suitable living environment for every resident of Placerville while maintaining the rural beauty that is unique to Placerville."
- B. This request is consistent with Goal B of the Housing Element that states, "To facilitate the development of housing for special needs households," in that it would establish a residential living facility for senior citizens (a special needs group) who make up approximately 13% of the City's population (2013-2021 Housing Element).
- C. This request is consistent with the Policies of the Placerville Airport Land Use Compatibility Plan, as described and analyzed in staff's report.

Conditionally approve CUP 2014-02 and SPR 2014-05, a request by property owner Jerry and Shelley Walls of APN 048-350-58, located at 1990 Broadway (Broadway and Texerna Court), to construct and operate an 86-unit Senior Housing Complex (84,000 sq. ft.), including parking and landscaping on approximately four acres, subject to the following conditions, and the Mitigation measures described in the Addendum to Mitigated Negative Declaration 2008-02.

#### CUP 2014-02 & SPR 2014- Conditions of Approval

##### El Dorado County Fire Protection District

None received as of date of staff report.

##### Planning Division

1. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
2. Submit a Photometric Plan, which conforms to code, to the City Planner for review and approval.
3. Comply with the Mitigation Measures described in the attached Mitigated Negative Declaration 2008-02.
4. An Avigation Easement shall be filed with the El Dorado County Recorder's office prior to City issuance of a Certificate of Occupancy for the Placerville Commons project.

5. *The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.*

Building Division

6. *After the Planning Division approval, the applicant will need to submit three complete copies of architectural plans, structural plans, project engineering review, energy analysis documents, and green building code documents to the Building Division with an additional copy of plans to the Fire District, for review and building permit.*

Engineering Division

7. *This Site Development project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Engineering items, except for sewer and water, shall be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the State of California Department of Transportation (Caltrans) 2010 Standard Plans and Standard Specifications. Sewer service will be provided by the City and shall be designed and constructed in accordance with current El Dorado Irrigation District (EID) Design and Construction Standards, except when otherwise directed by the City Engineer. Water service will be provided by EID and shall also be constructed to their current Design and Construction Standards.*
8. *Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the site plan boundaries. A copy of the written authorization(s) shall be included with the final improvement plan submittal.*
9. *All improvements required for this site plan and as described in these conditions of approval shall be shown on construction drawings (the final improvement plans) to be submitted to the City Engineer for review and approval. An encroachment permit shall be obtained from the City Engineer prior to beginning any work on this site plan within a public right-of-way.*
10. *All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance.*
11. *All improvement plans shall conform to the requirements of these Conditions of approval and shall be signed by the El Dorado County Fire Protection District, El Dorado Irrigation District, the Development Services Director, the Geotechnical Consultant, and the City Engineer.*
12. *The Applicant shall submit to the Engineering Division a digital copy of "as-built" plans for public improvements when construction is complete.*
13. *All existing easements within the site plan boundaries shall be revised as appropriate to conform to the new site plan layout at the time the improvement plans are approved. Easements to be abandoned shall be abandoned prior to or concurrent with the improvement plan approval. Abandonment shall be in accordance with the Utility's and the City's requirements.*
14. *The Applicant shall offer to dedicate to the City all drainage easements for improvements such as, but not limited to, drainage swales, ditches, pipelines, etc., consistent with the County of El Dorado Drainage Manual, the Final Drainage Plan, and the final improvement plans. The final improvement plans shall note that said easements "shall be kept free of buildings and obstructions". The City will consent to the offers, but not accept for maintenance.*
15. *Where the Applicant is required to make improvements on land, which neither the Applicant nor the City has sufficient title or interest to make such improvements, the Applicant shall make every effort to acquire all necessary land rights prior to the issuance*

of any permit for grading or construction. If the Applicant is unsuccessful in obtaining those land rights, then, prior to issuance of a permit, the Applicant shall submit to the City Engineer for approval:

- a) A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b) Improvement plans prepared by a civil engineer of the required off-site improvements.
- c) An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to issuance of a permit, the Applicant shall enter into an agreement pursuant to government code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the Applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of the City Attorney.

16. All utilities outside of public roadways shall be in 15-foot wide easements centered on the utility. Easements for drainage swales shall be 10 feet wide centered on the swale. All easements shall be shown on the improvement plans, shall be dedicated by separate instrument, and shall be submitted for approval with the final improvement plans. Easements for sewer shall be dedicated to the City and easements for water shall be dedicated to EID.
17. The Applicant shall dedicate additional right of way and slope easements as necessary along fronting streets at the time of final improvement plan approval.
18. All property corners shall be located prior to beginning construction and permanently established prior to final acceptance of public improvements by the City.
19. Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.
20. The required water system, including all fire hydrants, shall be installed and accepted by EID and the El Dorado County Fire Protection District prior to any combustible building material being placed on site.
21. A meter award letter or similar document from EID shall be provided by the Applicant prior to receiving a building permit.
22. A grease interceptor is required due to the kitchen/restaurant being proposed. Location and type shall meet City and EID standards for this type of installation.
23. The City's sewer master plan study completed in 2006 identifies potential capacity problem areas downstream between Wiltse Road and the Spanish Ravine/Main Street intersection. This applicant shall fund, or participate with others to fund, the cost of a sewer capacity study through this approximately 2000 foot section of pipeline to determine what capacity improvements are necessary to adequately serve this project during wet weather flows while still maintaining excess capacity of 20% to serve miscellaneous infill projects. The study shall also determine if additional capacity improvements will be needed at ultimate buildout plus project. If improvements are required, the study shall develop a plan showing how the improvements can be staged to serve project capacity needs as additional levels of development occur within this sewer shed area. This applicant will then be responsible for design and construction of those capacity improvements identified as critical to serving this development. The study will be completed by a consultant hired by the City. The cost of the study and any necessary design and construction of improvements will be reimbursable to the applicant through credits toward this development's sewer connection fees, and any additional amount would be subject to a reimbursement agreement between the City and the applicant.

24. *The sanitary sewer lateral shall connect to the existing City main in Broadway at an existing manhole as shown on the plans and shall be installed by the applicant. A two way cleanout shall be installed at the property line, and the applicant shall be responsible for ongoing maintenance of the lateral upstream of the two way cleanout.*
25. *All new or relocated on-site utility lines and services shall be constructed underground.*
26. *Underground existing overhead communication lines across the Broadway frontage. Underground utilities shall be from the existing pole just west of the property on Broadway to a new pole to be set at the corner of this property near the intersection of Broadway and Texerna.*
27. *A Final Drainage Plan shall be prepared for review and approval by the City Engineer as part of the final improvement plans. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the Final Drainage Plan. Design and construct drainage and detention facilities as recommended in the final drainage study in order to keep post development flows leaving the site at or below pre development levels. The study shall assume that the Estonia Estates projects final drainage system is complete and in place. The study shall not take credit for any reduction in upstream flow resulting from Estonia Estates detention systems. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point.*
28. *The plans for the Estonia/Placerville Estates subdivision upstream on Estonia Drive by Gene Thorne and Assoc. Inc. show upstream drainage being released into a ditch across this site. This applicant shall coordinate its drainage design with the upstream plans and shall provide the City with an irrevocable drainage easement offer for any portions of the onsite system that will be carrying upstream flows from Estonia Drive across this site. The City will reject these easements until such time as the upstream streets are installed and become public. The applicant shall agree to maintain all on-site storm drain systems in perpetuity.*
29. *The Applicant shall incorporate Best Management Practices (BMP) for the capture of oil and petroleum products or other hazardous materials leaving the on-site paved areas. Treatment shall occur before leaving the site and shall be incorporated into the drainage system plans. A maintenance plan shall also be provided to keep the treatment system(s) operational.*
30. *All drainage inlets shall be marked "Do not Dump - Flows to Creek."*
31. *Interceptor ditches are required at the top of all retaining walls. Provisions shall be made for discharge to the on-site storm collection system.*
32. *Drainage facilities along Broadway shall be designed to accommodate flows from a 10-year storm with no static head, and to accommodate 100 year flows while still leaving a minimum of 12 feet of unobstructed roadway travel width in each direction.*
33. *Overland drainage escape routes from the project area shall be provided. Those not within public right-of-way shall be secured with a drainage easement. Special consideration shall be given to convey overland release from the upstream Estonia/Placerville Estates subdivision.*
34. *Surface drainage, drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks or curbs.*
35. *Public storm drain pipes shall be RCP, HDPE, or other materials as approved by the City Engineer.*
36. *Minimum parking lot aisle and driveway width shall be 24 feet wide. Parking and handicap stall widths and turnaround shall comply with City of Placerville Standard Plans.*

37. *Broadway shall be improved to provide 30 feet of AC pavement, (2-12' lanes with 2' shoulder lane westbound and 4' bike lane eastbound), plus curb gutter and sidewalk from the west property line to the centerline of Texerna Court along the property frontage. As the freeway fence is 8 feet from the existing edge of pavement, all roadway improvements will be within the existing 50 foot right of way, and no additional right-of-way will be required. Existing centerline shall be held as closely as possible to the existing so as not to exacerbate existing restricted sight distance at Texerna Court. This will require 2' plus of the new roadway cross section to be constructed on the freeway side of Broadway, and regrading and construction of drainage improvements along that side of the roadway as necessary. The 2' shoulder lane on the north side shall include pavement markings as a "sharrow" bike lane, matching the cities plans for "sharrow" striping of the planned westbound lane of the future Broadway Bike Lane Project from Point View Drive to Schnell School Rd.*
38. *Street structural section for Broadway shall be designed based upon a traffic index of 7.0 for collector streets. The existing street section shall be evaluated and given a grind and AC overlay as necessary to meet this standard. At a minimum Broadway shall be given a 1.5" overlay to tie in the widened areas and provide a uniform appearance. A 30 foot radius curb return shall be constructed at Texerna, and the new pavement section shall extend around the return and terminate at the curb return.*
39. *The main access to the site shall be through the two new driveways on Broadway. Sight distance must meet El Dorado County design standards at each driveway location. Any sight distance issue shall be resolved to the satisfaction of the City Engineer prior to proceeding with the final site design due to the driveway locations effect on the final site plan.*
40. *Applicant shall be responsible for coordinating their site improvements along the Texerna (Estonia) frontage with curb and gutter alignment and grades shown on the Placerville Estates plans by Gene Thorne and Assoc. Inc. (which are pending approval). Applicant shall dedicate right of way to 25 feet from the future centerline along Texerna consistent with the Estonia/Placerville Estates Improvement plans. In coordination with said plans, Applicant shall design and construct curb and gutter along their Texerna frontage to the extent that their frontage coincides with the future street alignment plans. A transition between existing Texerna pavement and the new lip of gutter shall be designed and constructed. New pavement shall meet minimum El Dorado County standards for this type of roadway. All site improvements shall be constructed in a manner that is consistent with these plans and that allows for additional curb and gutter, and future street improvements to be completed along the Texerna frontage without additional on site grading and retaining wall work being necessary on this property. Applicant has stated that in the future they may apply for remodeling and a new use of the existing building at the back of this property. Texerna improvements should be designed with this in mind, understanding that a separate application will be required and that additional requirements for Texerna street improvements may be imposed at that time.*
41. *Applicant shall request to the City to call its street frontage improvement agreement with the adjacent parcel to the west, APN 48-350-31. Should the City Council agree to request those improvements this applicant shall coordinate their alignment and grades on Broadway with those frontage improvement plans.*
42. *All striping in public right-of-way shall be thermoplastic.*
43. *Install a street light at each Broadway site entrance driveway. These street light shall be privately owned and maintained, power provided from the electrical service on the Hotel side of the meter, shall be fully shielded to prevent excess glare and light, and shall comply with PG&E standards.*
44. *All grading shall conform to the City Grading Ordinance and to all other relevant laws, rules, and regulations governing grading in the City of Placerville. Prior to commencing any grading, which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Engineering Division.*

45. *Install minimum 42-inch height permanent fencing at the top of all bluffs or cut-and-fill slopes exceeding 10 feet in height, and greater than 2:1 slope and at the tops of retaining walls that exceed 30" in height, or 18" in foot traffic areas.*
46. *All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes. Proposed Keystone and cast in place retaining wall designs shall be approved by a geotechnical engineer and a structural engineer, including any necessary railings or traffic barriers at the tops of walls. Utility lines running under retaining walls shall be placed in a sleeve as approved by the City Engineer.*
47. *A geotechnical engineering study was not received with this application. Submit a geotechnical engineering study for review and approval by the City Engineer with the improvement plans. The Geotechnical Engineer shall review and sign off on the final grading and improvement plans for conformance to recommendations contained in these studies.*
48. *The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer and Resource Conservation District. The plan shall be prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:*
  - a) *Any mass grading shall be restricted to dry weather periods between April 1 and October 31.*
  - b) *If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.*
  - c) *In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.*
  - d) *Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit. The SWPPP shall have provisions to provide at minimum monthly monitoring reports to the City during wet weather and to 1 year after completion of construction.*
  - e) *Project less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.*
  - f) *The internet site for information and application on the NOI can be found at <http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.pdf>*
  - g) *Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.*
  - h) *Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.*
  - i) *Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.*
49. *The improvement plans shall include a dust control plan, which takes all necessary measures to control dust. This plan shall be implemented by the Applicant during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Engineering Division prior to approval of the improvement plans.*
50. *Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.*

51. Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, mines, tunnels, shafts, septic systems, water wells, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.
52. The plans do not indicate import or export quantities proposed, and as such it is assumed that this will be a balanced grading project. Should this not be the case, additional conditions of approval may be imposed, including the requirement to obtain approval of any borrow or disposal site from the City Engineer, completion of a Grading Environmental Assessment which must be submitted to the Planning Department for review, comment, and approval, and approval of haul routes. Haul routes utilizing City streets shall be submitted to the City Engineer for review and approval, and may require an assessment of existing street conditions and additional protection measures.
53. Haul routes on City streets and on-site circulation routes shall be swept daily at a minimum and kept free of dirt and debris from construction activity to the satisfaction of the City Engineer.
54. City restrictions related to noise and work hours shall be clearly stated on the Cover Sheet for the final improvement and/or grading plans.
55. Existing trees to be protected and the protection measures to be installed or observed during site grading and trenching operations shall be clearly delineated on the final improvement plans.

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56. The applicant shall submit to staff for review and approval prior to building permit issuance architectural modifications to the building's north elevation to achieve the Planning Commission's objective of building visual interest and to disrupt the monolithic appearance of the north elevation, which may include the use of materials, color, window treatment, dimensional variability and landscaping, taken in combination.

The motion was adopted (4-1) by the following vote:

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

**9. MATTERS FROM COMMISSIONERS AND STAFF**

Executive Secretary Painter welcomed Members to introduce themselves to new City Engineer Neves and announced that the Regular Meeting of February 17, 2015 would take place.

**10. ADJOURNMENT**

At 10:23 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