

MINUTES

REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, SEPTEMBER 16, 2014, 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 Painter, Recording Secretary Holmstedt

3. CONSENT CALENDAR

3.1. ADOPTION OF SEPTEMBER 16, 2014 AGENDA

*Chair Lowry moved to adopt the September 16, 2014 Agenda. The motion was adopted by unanimous consent.*

3.2. ADOPTION OF MINUTES - SEPTEMBER 2, 2014 REGULAR MEETING

*Pulled by Recording Secretary Holmstedt and re-numbered as item 4.*

4. ITEMS REMOVED FROM THE CONSENT CALENDAR

*Recording Secretary Holmstedt requested to remove the Draft Minutes of September 2, 2014 from consideration of approval and to bring the revised Draft Minutes to the October 7, 2014 Regular Meeting.*

*Member List moved to postpone the adoption of the Minutes of September 2, 2014 until the October 7, 2014 Regular Meeting. The motion was adopted by unanimous consent*

5. ITEMS OF INTEREST TO THE PUBLIC

*None received*

6. COMMUNICATIONS

*None received.*

7. NEW BUSINESS

**669 Bee Street – Conditional Use Permit 2014-05:** Request by property owners Westside Church International, on behalf of The HUB Connection, Inc., for a Conditional Use Permit to operate a teen center as an after school program at the former Westside Church located at 669 Bee Street. The teen center would generally operate from 3:00 to 6:00 p.m., Monday through Friday, as an after school program. Programming would include life skills training (e.g. job skills, resume prep, etc.), career counseling, community service options, along with recreational and music-oriented activities. Music, art, outreach and motivational events are anticipated on occasional Friday nights. No exterior alteration of the residence is proposed.

*Chair Lowry announced the item. City Planner Painter presented the Staff Report. Public comment was received from Hub Board Treasurer Tanya Moran, project applicant*

Amy Buchanan, Joyce Medari, Michael Keith Jr., and Michael Buchanan.

**Member Frenn moved, seconded by Vice Chair Drobesh, to:**

- I. *Adopt Staff's Report as part of the public record.*
- II. *Make the following Findings regarding CUP 2014-05:*
  - A. *The HUB Connection Inc., is a tax-exempt, non-profit charitable organization under section 501(c)(3) of the Internal Revenue Code;*
  - B. *The project site, located at 669 Bee Street, with APN 001-111-26, is designated Business Professional on the General Plan Land Use Map and Zoning Map;*
  - C. *On November 19, 2013 the Planning Commission found that a teen center use is a conditional use within the BP (Business Professional Zone);*
  - D. *The granting of this permit will not be materially detrimental to the public health and safety within the vicinity, in that the request as conditioned meets City requirements for access, parking dimensions, mechanical equipment screening for commercial uses and the location of trash receptacles onsite so that they are not visible from Bee Street, and*
  - E. *The development and operation of a teen center / philanthropic institutional use, as conditioned under CUP 2014-05, that is located within ¼ mile of El Dorado High School and its anticipated student users, operating within an underutilized former church, is consistent with Goal E of the General Plan Land Use Element, in that it will provide a conveniently located institutional use where few local resources of this type are available that is compatible with the surrounding residential and business professional uses.*

III. *Approve CUP 2014-03 with the following Conditions of Approval:*

*Planning Division:*

1. *CUP 2014-05 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP 2014-05 shall not be issued until the granting of the permit is affirmed on appeal to the City Council.*
2. *CUP 2014-05 shall expire and become null and void eighteen (18) months after the date of the granting of CUP 2014-05, unless the authorized use is carried on prior to the date of expiration.*
3. *CUP 2014-05 shall run with the land, shall only apply to Assessor's Parcel 001-111-26, with address of 669 Bee Street, regardless of the change of ownership. It may not be transferred to another parcel. CUP 2014-05 authorizes only the teen center use. CUP 2014-05 may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.*
4. *The parking of vehicles onsite shall only occur within those areas designated for parking as shown within the "Onsite Parking Area" as depicted within Figure 3 of staff's September 16, 2014 Planning Commission staff report for CUP 2014-03.*
5. *Applicant shall stripe and maintain all onsite parking per regulations under Section 10-4-4 of the Zoning Ordinance. A minimum of one parking stall shall be accessible to the disabled.*

6. Building permits shall be obtained from the City of Placerville for all tenant improvements to the structure and all new construction. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of any building permits.
7. All noise generating activities shall occur only within the two existing buildings onsite.
8. No amplified music/sound shall be allowed after 10:30 p.m.
9. The applicant shall screen and maintain the screening of all mechanical equipment, heating and air equipment units, propane tank(s) and trash receptacles from public view.
10. A bicycle rack shall be provided and maintained for facility users.
11. These conditions of approval shall be noted on the construction drawings filed for any building permits.

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

Ayes: Lowry, Russell, Frenn, Drobesh, List  
Noes: None

8. **MATTERS FROM COMMISSIONERS AND STAFF**

*Director Rivas announced to the Commission of the Main Street Repaving Community Meeting that will take place September 25, 2014, provided the Building Permit statistics requested by Vice Chair Drobesh at the September 2, 2014 Regular Meeting, and updated the Commission on the actions of the City Council during the September 9, 2014 Council Meeting.*

*Vice Chair Drobesh asked Staff on the status of the city website design updates and rezoning matters.*

10. **ADJOURNMENT**

*Adjourn to the September 16, 2014 Workshop Meeting of the Planning Commission.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission