

MINUTES

REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, AUGUST 19, 2014, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chair Lowry

- 1.1 Introduction: Development Services Director Rivas to Introduce Department Intern and Planning Commission Recording Secretary, Allison Holmstedt

Director Rivas introduced Department Intern and Planning Commission Secretary, Allison Holmstedt.

- 1.2 Pledge of Allegiance

Chair Lowry 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 AUGUST 19, 2014 AGENDA

Member Frenn moved to adopt the August 19, 2014 Agenda, seconded by Vice Chair Drobish. The motion was adopted by unanimous consent.

- 3.2. ADOPTION OF MINUTES - JULY 15, 2014 REGULAR MEETING

Member Frenn moved to bring the Minutes of July 15, 2014 to the next Planning Commission Regular Meeting on September 2, 2014 with the necessary corrections. Chair Lowry seconded the motion. The motion was adopted by unanimous consent.

4. ITEMS REMOVED FROM THE CONSENT CALENDAR

None

5. ITEMS OF INTEREST TO THE PUBLIC

None received

6. COMMUNICATIONS

Executive Secretary Painter announced that staff distributed two communications to Members: A flyer from UC Davis Extension about potential training opportunity, and a notice from the American Planning Association offering Members a potential training opportunity.

7. NEW BUSINESS

7.1 **2840 Mallard Lane - Western Slope Boys & Girls Club - Conditional Use Permit (CUP) 2014-01, Site Plan Review (SPR) 2014-01, Environmental Assessment (EA) 2014-03**

Request by property owner Mallard Investors Partnership for the Western Slope Boys and Girls Club, for Conditional Use Permit (CUP), Site Plan Review (SPR) and Environmental Assessment (Mitigated Negative Declaration) for the construction and use of a 14,567-square-foot, single-story, metal building with a ridged steel frame, insulated exterior metal panels with stucco finish and a standing seam metal roof. Additional site improvements include an accessory outdoor recreation area, drainage and landscaping improvements, commercial driveway encroachment to Mallard Lane, forty-nine (49) onsite parking stalls, Mallard Lane street frontage improvements of five (5) foot in width sidewalk and road widening along the project's Green Valley Road street frontage. The project is located on two adjoining parcels, APNs 325-120-13 and 325-120-81, at the southwest corner of the intersection of Green Valley Road and Mallard Lane.

Chair Lowry announced the item. City Planner Painter announced staff's request to continue the item to allow for staff consultation with the city attorney regarding the subject matter within a public comment.

Chair Lowry moved to continue the item to September 2, 2014. Seconded by Member List.

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

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

7.2 **City of Placerville - Zone Change 2014-05**

The City of Placerville is proposing text amendments to Placerville Municipal Code subsection (C) 1 and subsection (C) Exceptions, of Section 10-4-9: Site Plan Review, and subsection (D) 1 of Section 10-5-12: R-5 (Multi-Family Residential Zone). Amendments are necessary to assist in the partial implementation of Program 3. High-Density Development - Unmet Need of the 2013-2021 Housing Element (Cycle 5), and for consistency with State law. The project qualifies for a categorical exemption under Section 15061 (b) (3), pursuant to the State Guidelines for implementation of the California Environmental Quality Act.

Chair Lowry announced the item. City Planner Painter presented the Staff's Report.

Public Comment was received by Mark Simmons.

Chair Lowry moved, seconded by Member List, to recommend to the City Council to approve the text amendments to Sections 10-4-9 and 10-5-2 of the Zoning Ordinance (City Code Title 10), under ZC 2014-05.

The motion was adopted (3-2) by the following vote:

Ayes: Lowry, List, Russell,
Noes: Frenn, Drobesch
Recused: None

8. MATTERS FROM COMMISSIONERS AND STAFF

Commissioner and Development Services Department staff comments/reports on items not on the agenda.

City Planner Painter informed commission of City Council's upholding of the Planning Commission's denial of the Conditional Use Permit (CUP) 2014-03. City Planner Painter further announced upcoming discussion items for the Planning Commission Regular Meeting September 2, 2014 and the Planning Commission Meeting September 16, 2014.

Vice Chair Drobesh requested building permit statistics at a future meeting.

9. ADJOURNMENT

Adjourn to the August 19, 2014 Workshop of the Planning Commission.



Andrew Painter, Executive Secretary
Placerville Planning Commission