

MINUTES

**REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 15, 2014, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

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

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

2. ROLL CALL:

Members Present: Drobesh, Frenn, List, Lowry, Russell
Members Absent: None
Staff Present: Executive Secretary Painter, Director Rivas

3. CONSENT CALENDAR

3.1. ADOPTION OF JULY 15, 2014 AGENDA

3.2. ADOPTION OF MINUTES – JULY 1, 2014 REGULAR MEETING

Vice Chair Drobesh moved to adopt the Consent Calendar, seconded by Member Russell. The motion was adopted by the following vote:

*Ayes: Drobesh, Lowry, List, Russell
Noes: None
Recused: Frenn.*

4. ITEMS REMOVED FROM THE CONSENT CALENDAR

None

5. ITEMS OF INTEREST TO THE PUBLIC

None received

6. COMMUNICATIONS

None received.

7. NEW BUSINESS

200 Briw Ridge Ct - Conditional Use Permit (CUP) 2014-04; Site Plan Review (SPR) 2014-04 – Vicini-Lubinski-Carter Permanent Parking Lot:

A request to establish a 26-space permanent parking lot within the C (Commercial) zone, a conditional use under the requirements of Zoning Code Sections 10-3-3, 10-3-6 and 10-5-15(C), requiring Site Plan Review under Zoning Code Section 10-4-9(C), at 200 Briw Ridge Court, APN 325-310-27. Project site is currently the location of a temporary parking lot approved under Temporary Use Permits (TUPs) 2012-01 and 2013-01. Environmental Note: The request is Categorically Exempt (Section 15311 – Accessory, small parking lots) from the California Environmental Quality Act.

Chair Lowry announced the item. City Planner Painter presented staff's report. Property owner representative Gordon Vicini and project engineer Seth Nisbet addressed the Commission. Public comment was received from Sue Rodman and Mike Lubinski.

Member Frenn moved, seconded by Member Russell to:

I. Make the findings as follows for CUP 2014-04:

- A. *The construction project, consisting of the small parking lot use that would be accessory to existing commercial office uses in the vicinity, is exempt from the California Environmental Quality Act (CEQA) in that the use is classified under the Class 11 Categorical Exemption per Section 15311(b) of the CEQA Guidelines;*
 - B. *The granting of this permit will not be materially detrimental to the public health and safety within the vicinity, in that the project as conditioned meets City and El Dorado County Fire Protection requirements for access, circulation, parking space dimensions, and exterior lighting standards for shielding, light intensity, mounting height and illumination type;*
 - C. *The granting of this permit will not be injurious to surrounding property in that proposed landscape improvements will contribute to the aesthetic enhancement of the site, in harmony and consistent with the Site Plan Review criteria within Section 10-4-9 of City Code, and*
 - D. *The granting of this permit is consistent with the purposes of the Commercial General Plan Land Use designation, in that the use would be concentrated in well-defined areas, and designed to create conditions conducive to a convenient and desirable environment for customers and employees using the commercial buildings in the immediate vicinity.*
- II. *Make the findings as follows for SPR 2014-04:*
- A. *The proposed Site Plan is designed to accomplish a desirable transition within the Briw Ridge Road streetscape, and to provide for adequate landscape planting and parking areas, consistent with Policy 9 of Goal C of the General Plan Land Use Element, and.*
 - B. *The project was reviewed and is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review.*
- III. *Conditionally approve the CUP 2014-04 and SPR 2014-04, subject to the following Conditions of Approval:*

Planning Division

- 1. *The project applicant or his/her successors, heirs, assigns shall meet City parking and loading requirements, including parking lot screening, space dimensions, compact spaces, aisle widths, etc., per Section 10-4-4 of City Code.*
- 2. *The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a construction permit for the site and use of the property as authorized under CUP 2014-04 and SPR 2014-04, in accordance with City Code §10-4-9 (Site Plan Review).*
- 3. *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.*
- 4. *Permanent parking shall be provided by the project applicant or his/her successors, heirs, assigns in substantial compliance with Exhibit A, the approved site plan, and improved consistent the conditions of approval stated herein. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.*

5. *Construction drawings submitted for permit processing shall include a sheet containing all approved mitigation measures and conditions of approval under the approved CUP 2014-04 and SPR 2014-04 project.*

Building Division

6. *Applicant shall submit three complete copies of plan documents to include light standard structural plans, lighting energy analysis documents, and 2013 Green Building Standards Code nonresidential mandatory measures, for review and electrical permit. An additional copy of plans shall be submitted to the El Dorado County Fire District.*

Engineering Division

7. *The project shall comply with all pertinent City Ordinances and City standard details of construction, available at the office of the City Engineer, and the County of El Dorado Design and Improvement Standards Manual and the El Dorado County Drainage Manual.*
8. *Construct drainage improvements and submit supporting drainage calculations demonstrating no increase in runoff over pre-existing conditions, prior to the construction of the chip and seal parking lot constructed under Temporary Use Permit 12-01.*
9. *Drainage facilities shall be designed to the satisfaction of the City Engineer to convey flow leaving the paved area at the north end of the parking lot in such a manner as to prevent erosion or flows across disturbed areas.*
10. *Erosion control best management practices shall be installed on all disturbed areas within 14 days of completion of grading or no less than 24 hours prior to a forecast rain event.*
11. *On-site paving shall consist of a minimum section of 3 inches of asphalt concrete on 6 inches of aggregate base or as recommended by the Engineer, based on a TI value of 5.0, whichever is higher. Provide a minimum 1.5% slope on all asphalt-paved areas for positive drainage and a minimum 1% slope on all concrete-paved areas.*
12. *Improvement plans shall conform to City standards and the requirements of these Conditions of approval and shall be signed by the El Dorado County Fire Protection District, the Director of Development Services, and the City Engineer.*

El Dorado County Fire Protection District

13. *Submit an application fee of \$50.00;*
14. *Submit a plan review/inspection fee of \$150.00;*
15. *The road shall be an all-weather surface and shall support the weight of 40,000 pounds.*
16. *Fire apparatus access roads, 20 to 29 feet wide, shall be posted on both sides as a fire lane, with no parking allowed on either side of the roadway.*
17. *All turning radii of the parking lot shall conform to the El Dorado County Fire Prevention Officer Standard of a 40 foot inside radius and a 56 foot outside radius.*

Planning Commission

18. Applicant shall submit a revised landscape and irrigation plans to staff utilizing trees and plant species from the approved Development Guide Plant List with consideration for drought tolerant species as staff deems appropriate.
19. A bond of 125% of the total cost to install the landscaping and irrigation, including labor and materials, in accordance with the landscape plan as described in Condition of Approval No. 18, shall be secured by the applicant in exchange for permission to delay completion of the landscaping plan until such time where weather conditions are favorable to support the viability of the landscape plantings.

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

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

At 7:07 p.m. Chair Lowry announced a five minute recess.

Chair Lowry announced the meeting at 7:12

8. **DISCUSSION ITEM**

Discussion of Potential Site Plan Review Exemptions Regarding Alteration Activities of Designated Historic Buildings and Buildings Within City Historic Districts.

Chair Lowry announced the item. City Planner Painter opened the discussion referencing potential exemption examples contained in staff's report. Public comment was received from Sue Rodman. General consensus of the Membership was to conduct additional discussion on this topic at a subsequent meeting. Staff was requested to provide exemption examples from other cities.

9. **MATTERS FROM COMMISSIONERS AND STAFF**

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

9.1 **Cancellation of August 5, 2014 Regular Meeting**

9.2 **Matters from Staff**

City Planner Painter announced upcoming agenda items and the status of projects previously considered by the Commission.

10. **ADJOURNMENT**

Chair Lowry adjourned the meeting to the August 19, 2014, Regular Meeting of the Planning Commission.



Andrew Painter, Executive Secretary
Placerville Planning Commission