

MINUTES

REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, JULY 1, 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, List, Lowry, Russell

**Members Absent:** Frenn

**Staff Present:** Executive Secretary Painter, Director Rivas

3. **CONSENT CALENDAR**

3.1. **ADOPTION OF JULY 1, 2014 AGENDA**

3.2. **ADOPTION OF MINUTES - JUNE 3, 2014 REGULAR MEETING**

*Vice Chair Drobesh moved to adopt the Consent Calendar, seconded by Chair Lowry. Upon a vote, viva voce, the motion passed unanimously.*

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

*None*

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

*None received*

6. **COMMUNICATIONS**

*None received*

7. **NEW BUSINESS**

**3177 CEDAR RAVINE ROAD - SITE PLAN REVIEW (SPR) 2014-03 -  
ABUZAID RESIDENCE:**

Property owner Waleed Abuzaid of 3177 Cedar Ravine Road requests Site Plan Review to replace three (3) existing single-hung wood window frames and sashes with single-hung windows on an existing home located within the Cedar Ravine Road Residential Historic District. Replacement windows would have vinyl frames and sashes and dual pane Lo-E glass. Two of the three affected windows are located along the home's Cedar Ravine Road elevation. A third affected window is located along the home's north elevation, and can be seen from Cedar Ravine Road. Zone District: R1-6,000/H (Single-Family Residential/Historic District). **Lead Staff:** Andrew Painter, City Planner

*Chair Lowry announced the item. City Planner Painter presented staff's report. Property owner's agent Jerry James addressed and answered questions from Commission Members.*

*Member Russell moved, seconded by Member List to:*

- I. *Adopt the Staff Report as part of the public record.*

- II. *Make the following Findings of Fact:*
- A. *The request is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act, in that request involves the minor restoration and maintenance of an existing residence involving no expansion of use.*
  - B. *The request is consistent with Placerville General Plan Community Design Element Goal C, in that it would help protect and maintain the visual attributes of a structure within the Historical District.*
  - C. *The request is consistent with Goal G and Policies 1 and 6 of Goal E of the Natural, Cultural, and Scenic Resources Element, in that proposed improvements serve to renovate an architectural resource within the City, by preserving its appearance as seen from the street.*
  - D. *The request is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (Section 10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.*
  - E. *The request is consistent with Goal G and Policy 3 of Goal G the Housing Element that promote of energy efficiency, in that by approving the request the City would advance this General Plan goal and policy.*
  - F. *The request is consistent with Goal E of the Housing Element, in that the request would further the preserving of existing housing stock within Placerville by rehabilitating the home for continued use,.*
  - G. *The project was reviewed and is consistent with the purpose, intent and criteria of Zoning Ordinance Sections 10-4-9: Site Plan Review, and 10-4-10: Historical Buildings in the City, that are intended to protect the integrity of the Cedar Ravine Residential Historic District and individual structures located therein.*

III. *Approve Site Plan Review 2014-03, a request to alter the existing single-family home located at 3177 Cedar Ravine Road, as described in the Staff Report, and subject to the following Conditions of Approval:*

- 1. *Applicant shall obtain a building permit for all proposed work activity.*
- 2. *The permit shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless a building permit has been obtained for the modification prior to the date of expiration.*
- 3. *The permit shall apply only to the three windows specified in the application for the home at 3177 Cedar Ravine Road, regardless of any change of ownership, but may not be transferred to another parcel.*
- 4. *These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.*
- 5. *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.*

*The motion was **adopted** (3-1) by the following vote:*

*Ayes: Lowry, List, Russell*

*Noes: Drobesh*

*Recused: None*

8. CONTINUED ITEMS

**ADOPTION OF FINDINGS FOR DENIAL – 2986 COLOMA STREET –  
CONDITIONAL USE PERMIT 2014-03 - RESIDENTIAL TREATMENT  
FACILITY:**

On June 3, 2014 the Planning Commission conducted a public hearing then denied the request by property owners Tim and Ellen Page, for West Slope Recovery, Inc., to operate a ten (10) bed residential treatment (drug and alcohol) facility within an existing two-story single-family residence onsite. Zone District: R1-6,000/H (Single-Family Residential/Historic District). The Commission then directed staff to prepare findings for denial of the project for consideration at the July 1, 2014 Regular Meeting. **Lead Staff:** Andrew Painter, City Planner

*Chair Lowry announced the item. Member Russell declared a conflict of interest in that he owns property within five hundred (500) feet of the project site. Member Russell left the dais and chambers.*

*City Planner Painter presented staff's report. Lee Block and Tim Page addressed the Commission.*

*Chair Lowry moved, seconded by Vice Chair Drobesh, to adopt the Findings for Denial for CUP 2014-03, provided as Exhibit A of Staff's report, and provided as follows:*

**2986 COLOMA STREET - CONDITIONAL USE PERMIT 2014-03  
RESIDENTIAL TREATMENT FACILITY FINDINGS FOR DENIAL**

*The Planning Commission hereby makes the following Findings regarding Conditional Use Permit (CUP) 2014-03:*

- A. *Per Sections 15061 and 15270 of the California Environmental Quality Act (CEQA) Guidelines, a project that is rejected or disapproved by a public agency is exempt from CEQA.*
- B. *The project site is located within the Coloma-Spring Streets Historic Residential District.*
- C. *Per Section 10-3-3 of the Zoning Ordinance, for those uses specified in the Ordinance that are subject to a conditional use permit, a permit may be granted where such uses are deemed essential or desirable to the public convenience or welfare, are in harmony with the various elements or objectives of the General Plan, and are not detrimental to surrounding property.*
- D. *A noticed public hearing was held on June 3, 2014 in consideration of CUP 2014-03. Upon consideration of the testimony and information received at the June 3, 2014 public hearing, the Commission denies CUP 2014-03 based on the following findings of fact:*
  - (1) *Numerous transitional housing, supportive housing and substance abuse counseling support facilities were identified as located within or in the near vicinity of the site and the Coloma-Spring Streets Historic Residential District;*
  - (2) *The neighborhood is found to be currently impacted, having a high rate of crime and drug activity based on a high level of calls for police service;*
  - (3) *The addition of the proposed use would contribute to an over-concentration of transitional housing, supportive housing, and drug and alcohol counseling support facilities that already exist within the Coloma-Spring Street Historic Residential District and its immediate vicinity, which is cumulatively changing the residential character of the neighborhood;*

- (4) *The facility as proposed provided an insufficient ability to adequately monitor the facility on a 24-hour daily basis; and*
- (5) *The granting of the request would be materially detrimental to the public health and safety within the vicinity of the site.*

*The motion was **adopted** (3-0, 1 recusal) by the following vote:*

*Ayes: Drobesh, Lowry, List*

*Noes: None*

*Recused: Russell*

9. **MATTERS FROM COMMISSIONERS AND STAFF**

*Executive Secretary Painter announced potential upcoming agenda items.*

*Vice Chair Drobesh requested discussion items for future meetings regarding Historic Resource Inventory additions and the streamlining of historic district alteration activities.*

10. **ADJOURNMENT**

*Chair Drobesh announced the adjournment to the Regular Meeting of July 15, 2014.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission