

MINUTES

REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, JUNE 3, 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

3. **CONSENT CALENDAR**

3.1. **ADOPTION OF AGENDA**

3.2. **ADOPTION OF MINUTES - MAY 20, 2014 REGULAR MEETING**

*Member Frenn moved to adopt the Consent Calendar, seconded by Member Russell. 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**

*Executive Secretary Painter announced that staff distributed three communications to Members relating to Item 7.1: Linda Telegan letter of May 27, 2014; Item 7.2: Alison Loeprich handout, including map, and Item 8: 2014 Pony Express Re-Ride timetable.*

7. **NEW BUSINESS**

7.1 **2875 PLEASANT STREET - MORGAN AND SANDOVAL  
RESIDENCE - SITE PLAN REVIEW (SPR) 2014-02**

A request by Lisa Morgan and John Sandoval, property owners of 2875 Pleasant Street, for Site Plan Review to replace five (5) existing double-hung wood window sashes with JELD-WEN double-hung wooden sashes on a home located within the Bedford Avenue - Clay Street Historic Residential District. **Lead Staff:** Andrew Painter, City Planner

*Chair Lowry announced the item. City Planner Painter presented staff's report. Property owner and project applicant John Sandoval addressed and answered questions from Commission Members.*

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

- I. *Adopt the Staff Report as part of the public record.*
- II. *Make the following Findings of Fact:*

Minutes, June 3, 2014

Approved July 1, 2014

- A. *The project 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 project 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 project 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, built in 1906, and to preserve its appearance as seen from the street.*
  - D. *The project 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 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 Residential Historic District and individual structures located therein.*
- III. *Approve Site Plan Review 2014-03, a request to alter the existing single-family dwelling (structure) located at 2875 Pleasant Street, 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 five windows specified in the application for the residence at 2875 Pleasant Street, regardless of any change of ownership, but may not be transferred to another parcel.*
  - 4. *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 (5-0) by the following vote:*

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

*Noes: None*

*Recused: None*

**7.2 2986 COLOMA STREET - CONDITIONAL USE PERMIT (CUP) 2014-03 -RESIDENTIAL TREATMENT FACILITY**

Property owners Tim and Ellen Page request a Conditional Use Permit for West Slope Recovery, Inc., to operate a ten (10) bed residential treatment (drug and alcohol) facility within the existing two-story single-family residence. The facility would operate and be staffed twenty-four (24) hours per day. It would serve men only. No changes to the exterior of

the building are proposed with this request. Planned changes to the site involve the addition of a fence along the south property boundary that adjoins the US 50 right-of-way to reduce traffic noise in the front yard leisure area. **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.*

*Tim Page and David Olson addressed the Commission and answered questions from Commission Members. Public testimony was received from Alison Loeprich, Tom Loeprich, Maggie Smith, Craig Harasek, Pat Nash, Steve Tollentino, Lexi Hall, Tyler Court, Jeff Little, Maureen Delapp, Maureen Bachlund, Laura Clark, Rita Timewell, Barry Chandler, Bob Camino, Deitta Little, Kimberly Waltz and Julie Warren. Police Chief Scott Heller answered questions from Members.*

*At 7:48 p.m. Vice Chair Drobesh left the dais informing Executive Secretary Painter that he was leaving to cast his Statewide Primary Election ballot and would return.*

*At 8:10 p.m. Chair Lowry announced a ten (10) minute recess. During recess Vice Chair Drobesh returned to the Chambers. At 8:20 p.m. Chair Lowry reconvened the meeting.*

*Vice Chair Drobesh moved, seconded by Chair Lowry to deny Conditional Use Permit (CUP) 2014-03, and direct staff to return at the next regular meeting with findings to support the denial action.*

*The motion was adopted (4-0, 1 recusal) by the following vote:*

*Ayes: Drobesh, Lowry, List, Frenn.*

*Noes: None*

*Recused: Russell*

**8. MATTERS FROM COMMISSIONERS AND STAFF**

*Executive Secretary Painter announced the cancellation of the June 17, 2014 Regular Meeting and the annual Pony Express Re-Ride through Placerville will occur on June 11, 2014.*

*Member Frenn reminded those attending of the annual Wagon Train event on June 7 and the Bell Tower Brewfest on June 28, 2014.*

**9. ADJOURNMENT**

*Vice Chair Drobesh moved, seconded by Member List to adjourn to the Regular Meeting of July 1, 2014. Motion carried by unanimous consent at 9:13 p.m.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission