

MINUTES

REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, MAY 6, 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 & City Planner Painter, Director Rivas

3. **CONSENT CALENDAR**

3.1. **ADOPTION OF AGENDA**

3.2. **ADOPTION OF MINUTES - APRIL 1, 2014 REGULAR MEETING**

3.3. **RECEIVE AND FILE AMENDED PLANNING COMMISSION BYLAWS**

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

6. **COMMUNICATIONS**

Executive Secretary Painter announced the delivery of Commission Member mail.

7. **NEW BUSINESS**

EMPLOYEE HOUSING, SUPPORTIVE AND TRANSITIONAL HOUSING AND SINGLE ROOM OCCUPANCY UNITS AND FACILITIES - ZONE CHANGE 2014-03

This application is a City of Placerville project request regarding proposed text amendments (Zone Change (ZC) 2014-03) to the City's zoning code. The project would implement portions of the 2013-2021 Housing Element by providing definitions and regulations to allow the establishment of the following uses:

- I. Single-Room Occupancy (SRO);
- II. Transitional Housing and Supportive Housing (termed a residential service facility under the zoning code), and
- III. Employee Housing.

The Planning Commission is to consider and make recommendation to the City Council regarding proposed draft ordinances that would amend the City's zoning code, and to consider staff's determination that ZC 2014-03 is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. Lead Staff: City

Planner Painter.

Chair Lowry announced the item. City Planner Painter announced the City's request that the Commission continue Item 7. II. Transitional Housing and Supportive Housing to the next Planning Commission meeting. The continuance would allow Staff to prepare additional amendments to the zoning code to address recent changes to the state housing law.

Vice Chair Drobesh moved to continue Item 7. II. Transitional Housing and Supportive Housing to the next Planning Commission meeting, seconded by Member List. Upon a vote, viva voce, the motion passed unanimously.

City Planner Painter presented staff's report regarding Item 7. I. Single-Room Occupancy (SRO) and Item 7. III. Employee Housing. Public comment was received from Michael Parr and Stan Morris.

Member Frenn moved, seconded by Member Drobesh, to recommend that City Council adopt the ordinance amending provisions of Title 10 of the Placerville City Code to allow for Single-Room Occupancy Units and Facilities provided as Exhibit A of staff's report, with the following changes to Sections 3, 4 and 5.

Section 3. Action – Amend Section 10-1-4: Definitions, of the Placerville Zoning Ordinance.

SINGLE-ROOM OCCUPANCY (SRO) UNIT: A residential living space which is a component of an SRO facility, as defined, and meeting the Development Standards within Section 10-4-8 of this Title.

Section 4. Action – Add Section 10-4-8: Single-Room Occupancy Facilities, to the Placerville Zoning Ordinance.

(D) Development Standards:

1. Single Room Occupancy Facilities...

(d) Bicycle Parking: A minimum of two (2) bicycle parking spaces shall be provided for every six (6) SRO units.

SECTION 5. Action – Amend Subsection (E) of Section 10-4-4: Parking and Loading of the Placerville Zoning Ordinance.

(E) The following minimum number of parking stalls shall be required, to serve the uses or buildings listed:

22. Single-Room Occupancy Facility: Two stalls per six (6) single-room occupancy units, plus one additional stall if on-site management office is required per subsection (F) of this Section.

The motion was passed by the following roll call vote:

Yeas: Drobesh, Frenn, List, Lowry, Russell

Nays: None

After Commission discussion upon Item 7.III. Employee Housing, Member Frenn moved, seconded by Member Russell to recommend that City Council adopt the ordinance amending provisions of Title 10 of the Placerville City Code to allow for Employee Housing, provided as Exhibit B of staff's report. Upon a vote, viva voce, the motion passed unanimously.

8. NEW BUSINESS

8.1 1750 BROADWAY – MERCY WAY RESCUE CHURCH: CONDITIONAL USE PERMIT 2012-03 COMPLIANCE REVIEW

Per the conditional approval of Conditional Use Permit (CUP) 2012-03, the Planning Commission shall review for compliance with all conditions of City Council's January 8, 2013 approval and to assess the continued compatibility of the use. The Planning Commission shall give due regard to the General Plan policy of the continued presence and proximity of similarly situated uses catering to the homeless population and the continued appropriateness of this site to serve as the shuttle bus stop for the rotating winter shelter; also, the Commission shall determine whether the use is in compliance with the provisions of CUP 2012-03.

Should the Commission find that the use is not compliant with the Conditions of Approval, or that the use is no longer compatible with the site or its surroundings, the Commission may request that CUP revocation proceedings be scheduled for a Planning Commission public hearing to allow for revocation or modification of the CUP. The determination of the Planning Commission shall be appealable to the City Council. Lead Staff: Director Rivas.

Chair Lowry announced the item. Member Russell declared a conflict of interest due to his ownership of real property within five hundred (500) feet of the project site. He left the dais and chambers for the duration of the Commission's consideration of this item.

Director Rivas presented staff's report. Michael Parr, Pastor of the Mercy Way Rescue Church addressed the Commission. No public comment was received.

Member Frenn moved to accept staff's recommendation to set a public hearing to consider revocation of CUP 2012-03, seconded by Vice Chair Drobesh. Upon a vote, viva voce, the motion passed unanimously.

Vice Chair Drobesh moved to recess for a five minute break. With no objection by Members, Chair Lowry recessed the meeting at 7:55 p.m.

8.2 DEVELOPMENT GUIDE UPDATE - CHAPTER IV: ARCHITECTURAL DESIGN GUIDELINES AND APPENDIX A: PLANT LISTS

The Commission and the public are invited to provide input on draft amendment updates to Chapter IV and Appendix A of the City of Placerville Development Guide. Lead Staff: Andrew Painter, City Planner

Member Russell returned to the dais. Chair Lowry announced the item at 8:00 p.m.

City Planner Painter summarized proposed Development Guide updates prepared by staff, and recommended by the Historical Advisory Committee (HAC), and the Community Pride Committee. City Planner Painter thanked the HAC and Community Pride for their efforts. No public comments were received. Commission members provided input. No action was taken.

9. MATTERS FROM COMMISSIONERS AND STAFF

None

10. ADJOURNMENT

Chair Lowry adjourned the meeting at 8:37 p.m.



Andrew Painter, Executive Secretary
Placerville Planning Commission