

MINUTES

REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JANUARY 21, 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 Vice Chair Russell who led the reciting of the Pledge of Allegiance.

2. ROLL CALL:

Members Present: Drobesh, Frenn, Lowry, Russell

Members Absent: None

Staff Present: City Planner & Executive Secretary Painter

3. CONSENT CALENDAR:

3.1. Adoption of Agenda.

3.2. Adoption of Minutes: Regular Meeting - January 7, 2014.

Motion made by Frenn, seconded by Drobesh to adopt the Consent Calendar. The motion carried by unanimous consent.

4. ITEMS REMOVED FROM CONSENT CALENDAR: *None.*

5. ITEMS OF INTEREST TO THE PUBLIC: *None.*

6. COMMUNICATIONS:

Executive Secretary Painter announced the distribution to Members a copy each of the City's Zoning Ordinance for reference use.

7. PUBLIC HEARING:

914 Oak Terrace Road - Variance (VAR) 2013-01:

The Krch Thornton Family Trust requests a Variance to allow a side yard setback of 2' where a setback of 6' is required under the R1-10,000, Single-Family Residential zone (Zoning Ordinance Section 10-5-7(D)(5)), for the construction of a new home of approximately 800 square feet.

Staff: Andrew Painter, City Planner.

Staff Recommendation: That the Planning Commission conditionally approve VAR 2013-01 based on the findings and conditions contained in Staff's report.

Vice Chair Russell opened the public hearing. Comments were received from Michael Krch. Following Commission discussion, it was moved by Member Frenn and seconded by Member Drobesh to:

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

II. *Make the following Findings of Fact:*

A. *The project has a General Plan Land Use designation of Low Density Residential.*

B. *The project is zoned R1-10,000 (Single-Family Acre Residential Zone).*

- C. *The project site is not located within a City historic district; it is not listed on the on the City of Placerville Historic Resource Inventory, or listed on the state or federal register of historic structures and resources.*
 - D. *The granting of this request will not be materially detrimental to the public health, safety, convenience and welfare, or injurious to property or improvements in the vicinity and the zone in which the proposed project is located, in that the request is contained entirely within the project site.*
 - E. *The request would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for residential and accessory uses and residential uses presently exist on the project site.*
 - F. *The location of existing and permitted site improvements; the existing parcel area that is forty-three (43) percent less than the ten thousand (10,000) square feet minimum within the R1-10,000 zone, and the existence of a private sewer lateral that traverses the site, these in combination appear to constrain where a single-family home could be located on site that would meet zoning setback requirements; furthermore, these specific circumstances distinguish the project site from its surroundings, and that these circumstances would create an unnecessary hardship for the applicant if the usual zoning standards were imposed.*
 - G. *The project is categorically exempt from environmental review per Section 15305 (a) of the California Environmental Quality Act Guidelines, in that the project involves minor alterations in land use limitations (set back variance) on a parcel with an average slope of less than twenty (20) percent, where the setback variance would not result in a change in land use or density, and it would not result in the creation of a new parcel.*
- III. *Conditionally approve Variance 2013-01 subject to the Conditions of Approval as follows and within Attachment A of staff's report.*

VAR 2013-01 Conditions of Approval

- 1. *Approval of this Variance (VAR 2013-01) allows for a side yard setback of 2' where a setback of 6' is required under the R1-10,000, Single-Family Residential zone (Zoning Ordinance Section 10-5-7(D)(5)), for the construction of a new home of approximately 800 square feet.*
- 2. *VAR 2013-01 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case the variance shall not be issued until the granting of the permit is affirmed on appeal.*
- 3. *VAR 2013-01 shall expire and become null and void on July 21, 2015, unless a building permit has been obtained for the new single-family home, prior to the date of expiration.*
- 4. *VAR 2013-01 shall apply only to the project parcel, APN 001-012-08, regardless of any change of ownership.*
- 5. *A revision to VAR 2013-01 will require a new variance, subject to approval of the Planning Commission.*
- 6. *Owner/applicant shall obtain a demolition from the Development Services Department, Building Division in accordance with City Code.*
- 7. *Owner/applicant shall submit three copies of site plans, construction plans and associated document for review and a building permit from the Development Services Department, Building Division for all new construction.*

8. For new home construction, the exterior wall parallel to the side property line will require fire resistance rating. Projection (overhang) less than five (5) feet and greater than two (2) feet from the property line requires fire resistive construction on the underside. Opening in the wall is not allowed if the wall is less than three feet from the property line. These residential code requirements are from the California Residential Codes Section R302 and Table R302.1. A Fire District approval may also be required if wall construction is less than five (5) feet from the property line.

The motion was passed by the following roll call vote:

Yeas: Drobesh, Frenn, Lowry, Russell

Nays: None

8. NEW BUSINESS:

Development Guide Update – Chapters VIII, IX and X

The Commission and the public are invited to provide input on draft amendment updates to **Chapters VIII, IX and X** of the Development Guide.

Staff: Andrew Painter, City Planner

City Planner Painter provided the Commission with an overview of draft updates to Chapters VIII, IX and X. Public comment was received from Kirk Smith. Comments by Members were received. No formal action was taken.

9. MATTERS FROM COMMISSIONERS AND STAFF:

City Planner Painter updated Members on upcoming recruitment for vacant City commission and committee openings.

10. ADJOURNMENT:

Vice Chair Russell adjourned the meeting at 6:36 p.m. to the February 4, 2014, Regular Meeting of the Planning Commission.



Andrew Painter, Executive Secretary
Placerville Planning Commission