

**MINUTES  
CITY OF PLACERVILLE  
REGULAR PLANNING COMMISSION MEETING  
TUESDAY, OCTOBER 16, 2018, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**CALL TO ORDER:** *The Meeting was called to order at 6:00 p.m. by Chair Frenn.*

**PLEDGE OF ALLEGIANCE TO THE FLAG:** *Chair Frenn led the Pledge of Allegiance.*

**ROLL CALL:**

**Present:** Dziuba, Chair Frenn, Vice Chair Kiehne

**Absent:** List

**Staff Present:** Pierre Rivas, Development Services Director  
Andrew Painter, Planning Commission Executive Secretary / City Planner  
Jason Tanger, Information Technology Analyst

**1. CONSENT CALENDAR:**

**1.1 Adoption of Agenda**

*Vice Chair Kiehne moved adoption. Second by Member Dziuba. Motion passed on 3-0 voice vote.*

**1.2 Adoption of September 4, 2018 Regular Meeting Minutes**

*The Minutes were approved as submitted on Motion by Member Dziuba, second by Chair Frenn. The motion passed on voice vote (Ayes: Dziuba, Frenn. Abstention: Vice Chair Kiehne).*

**2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)**

*None*

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

**3.1 Written Communication** - Letter of resignation from Michael Saragosa

**3.2 Oral Communication**

*None received.*

**4. PUBLIC HEARING**

**4.1 2950 BEDFORD AVENUE; SITE PLAN REVIEW 18-03**

Request for Historic District Review to alter the west elevation exterior of the First Church of Christ, Scientist building as follows: demolition of existing concrete stairs, construction of a new accessible ramp and mobility pathway with metal railing, removal of one window to construct a new accessible door opening and replace an existing exterior door; improvements would serve the church sanctuary and Bible / Reading room.

*Motion by Vice Chair Kiehne. Second by Member Dziuba*

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

- II. *Make the finding that this request is categorically exempt from environmental review pursuant to California Quality Act Guidelines Section 15303(e), Class 3 – new construction of an accessory ramp and pathway structure, and Section 15304 (Minor Alterations to an existing building).*
- III. *Make the finding that the proposed modifications are consistent with the purpose and criteria established in the Zoning Ordinance and City Design criteria, regulations and guidelines promoting orderly and harmonious development of properties within the City's residential Historic Districts.*
- IV. *Approve Site Plan Review 18-03, a request made by First Church of Christ, Scientist, for a Historic Review for exterior modifications on property located at 2950 Bedford Avenue with the following Conditions of Approval:*
1. *Approval is granted for the Site Plan Review request described in the application date-stamped September 18, 2018, and staff's report dated October 16, 2018, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the carport structure.*
  2. *Runs with the Land. Approval shall apply only to 2950 Bedford Avenue, APN 001-192-24, regardless of any change of ownership, and may not be transferred to another parcel.*
  3. *Permits. The applicant shall obtain a construction permit for the Commission approved scope of work.*
  4. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. 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.*
  5. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
  6. *Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.*

*The motion passed on voice vote (Ayes: Dziuba, Frenn, Kiehne).*

#### **4.2 2628 KEREKA COURT; MAP AMENDMENT 18-01**

The Commission is requested to make its recommendation to City Council on a request to amend the Quartz Mountain Subdivision Phase I Map to expand the existing building envelope on Lot 9 in order to allow the construction of a new single-family residence.

*Speakers: Chris Baxter, property owner, and unknown speaker.*

*Motion by Member Vice Chair Kiehne. Second by Member Dziuba.*

*The Planning Commission recommends the City Council to take the following actions:*

1. *Certify that Map Amendment 18-01 amending Quartz Mountain Subdivision Phase I Map is Categorically Exempt from the requirements of CEQA pursuant to Section 15305; and*
2. *Approve Map Amendment 18-01 amending Quartz Mountain Subdivision Phase I Map, based on the findings and subject to the Conditions of Approval as modified by the Planning Commission as follows:*
  - I. *California Environmental Quality Act (CEQA) Findings*
    1. *The map amendment project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305(a) of the CEQA Guidelines which states that minor alterations in land use limitations not resulting in the creation of any new parcel are exempt.*
    2. *The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Department, Planning Division, at 3101 Center Street, Placerville, CA.*
  - II. *Map Amendment Findings*
    - a. *The native trees with high biological value, as identified on the subdivision map, were removed by the owner prior to development of the parcel. This change in circumstance makes the original building envelope restriction no longer appropriate to the subdivision map.*
    - b. *The modification does not impose any additional burden on the fee owners of the real property, in that the building envelope modification has been requested by the fee owners of the real property in question, and the modification would be a benefit to them, rather than a burden.*
    - c. *The modification does not alter any right, title, or interest in the real property reflected on the recorded map, in that the building envelope modification would facilitate development on the property, and no right, title or interest in the property would be affected.*
    - d. *The modification is consistent with the General Plan and any applicable specific plan, in that the building envelope modification would not change the intent and purpose of the Low Density Residential land use designation, which is to provide for single-family residential development; the modification would assist the property owner to construct a single-family home; the amended Map remains suitable for the type and density of development, and the subdivision map remains consistent with the General Plan.*

**Conditions of Approval:**

1. *The building envelope map amendment modification shall be in substantial compliance with Exhibit A – Lot 9 Quartz Mountain PH 1, SUB H-82 submitted September 24, 2018.*

*The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the*

protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval herein. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto.

2. The property owners shall submit a "Certificate of Correction" or amending map amending Lot 9 of the Quartz Mountain Subdivision Phase I. The certificate shall be prepared by an appropriately licensed professional and submitted to the County Surveyor for review in compliance with the Subdivision Map Act. Upon approval by the County Surveyor, the "Certificate of Correction" or amended map shall be recorded in the County Recorder's Office, a copy of which shall be provided to the City of Placerville Development Services Department. The property owners are responsible for all associated processing and recording fees.
3. This building envelope modification approval shall lapse and shall become void one year following the date on which it became effective, unless before the expiration of one year:
  - a. The approved certificate of correction or amended map has been recorded in the office of the County Recorder, or,
  - b. A time extension has been applied for and approved by the Development Services Department.
4. To mitigate for the property owner / applicant removal of five trees, the property owner / applicant shall submit to the Development Services Department a replanting plan for approval by staff. Replanting plan shall contain a tree planting palette that includes tree species endemic to the Quartz Mountain Subdivision Phase I site environment. Property owner / applicant shall plant and maintain the staff approved five trees, at a minimum of 15-gallon size, within the Lot 9 parcel prior to Certificate of Occupancy of the single-family residence. The property owner shall ensure the successful establishment of the replacement trees for a minimum of five years following issuance of the certificate of Occupancy of the residence. Unacceptable tree growth or condition, as well as actual tree death, shall be grounds for non-compliance of this condition and the recordation of a Notice of Non-Compliance.

The motion passed on the following roll call vote: Ayes: Dziuba, Frenn, Kiehne. Noes: None.

## 5. MATTERS FROM COMMISSIONERS AND STAFF

### 5.1 Matters from Commissioners

Chair Frenn announced he would miss the November 6 and November 20, 2018 Regular Meetings due to vacation.

### 5.2 Matters from Staff

Staff Liaison Painter updated the Commission regarding City Council's action to uphold the Planning Commission's approval of the Competition Canine Training Center after considering an appeal. He also announced that City Clerk O'Connell has initiated recruitment to fill the vacated term of former Planning Commission Member Saragosa. Recruitment ends Friday, November 9, 2018.

**6. ADJOURNMENT**

*Meeting was adjourned at 7:48 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission

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