

MINUTES

PLACERVILLE CITY COUNCIL SPECIAL MEETING MONDAY, JANUARY 11, 2021

3:00 P.M. Open Session

VIRTUAL MEETING

PUBLIC ADVISORY: THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC

Consistent with Executive Orders No. N-25-20 and No. N-29-20 from the Executive Department of the State of California and the El Dorado County Health Official's March 19, 2020 Shelter in Place Order, the City Council Chamber will not be physically open to the public and City Councilmembers will be teleconferencing into the meeting via Zoom Video Communications.

3:00 P.M. OPEN SESSION

Some of the formal proceedings may be waived.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG

The Mayor called the meeting to order at 3:00 p.m. and The Pledge of Allegiance to the Flag was recited.

2. ROLL CALL: **Virtually present: Saragosa, Thomas, Borelli, Neau, Taylor**

3. ANNOUNCEMENTS/PRESENTATIONS TO THE PUBLIC

No announcements to the public were made.

4. ADOPTION OF AGENDA

It was moved by Councilmember Borelli and seconded by Councilmember Taylor that the City Council adopt the agenda as presented. The motion was passed by the following vote:

AYES: Borelli, Neau, Saragosa, Taylor, Thomas
NOES: None
ABSENT: None
ABSTAIN: None

5. DISCUSSION ITEMS

5.1 Consider an Appeal Filed by Mark Acuna of the Planning Commission's November 17, 2020 Approval of Conditional Use Permit (CUP) 20-06, and then Affirm the Planning Commission Decision, Denying the Appeal, to Allow the Establishment of a Place of Entertainment (Assembly Hall) on the First Floor, at 301 Main Street (APN 001-212-014) (Mr. Rivas)

Vice-Mayor Thomas recused himself from this item due to the proximity of this property to his business.

The Director of Development Services presented the item and responded to Council questions. Both the appellant and applicant addressed the City Council. Public comment was received from Dolly Wager, Leo Bennett-Cauchon, Dennis Thomas, Kathi Lishman, Mandi Rodriguez, Adrienne Beatty, and Jennifer Chapman. Following Council discussion, it was moved by Councilmember Thomas and seconded by Mayor Saragosa that the City Council affirm the decision of the Planning Commission, denying the appeal, and allowing the establishment of a place of entertainment (Assembly Hall) on the first floor at 301 Main Street and to include a condition that the conditional use permit be reevaluated in one year. Mayor Saragosa amended his motion to include the requirement that the business operate under current Covid guidelines. Councilmember Taylor amended her second.

The motion was passed by the following roll-call vote:

AYES: Neau, Saragosa, Taylor
NOES: Borelli
ABSENT: None
RECUSED: Thomas

The Mayor called for a five-minute recess.

5.2 Consider an Appeal Filed by the Placerville Downtown Association and the Friends of Historic Hangtown of the Planning Commission's December 1, 2020 Approval of Conditional Use Permit (CUP) 20-04 and Site Plan Review (SPR) 20-04, and then Affirm the Planning Commission Decision, Denying the Appeal, to Allow a Formula Business, Therapy Stores, at 339 Main Street (APNs 001-212-005 and 001-212-006) (Mr. Rivas)

Vice-Mayor Thomas recused himself from this item due to the proximity of this property to his business.

The Director of Development Services presented the item and responded to Council questions. Both the appellant and the applicant addressed the City Council. Public comment was received from Laurel Brent-Bumb, Steve Mills, Scott Silva, Ruth Michelson, Adam Anderson, Adrienne Beatty,

*Jennifer Chapman, Sue Taylor, Dennis Thomas, Dolly Wager, caller *857, and Kathi Lishman. Following Council discussion, it was moved by Councilmember Borelli that the City Council affirm the Planning Commission's decision to deny the appeal and approve a Conditional Use Permit (CUP) 20-04 and Site Plan Review (SPR) 20-04 to allow a formula business, Therapy Stores, at 339 Main Street. The motion was seconded by Councilmember Taylor. The Director of Development Service reminded the City Council that Staff further recommended that the City Council adopt the findings of the Planning Commission modifying CEQA finding II. E. as follows:*

E. The comments submitted by Philip G. King, PhD., do not provide credible or reliable factual and/or applicable information for consideration of this project and the Commission rejects said comments with respect to identification of a potential significant environmental impact resulting from the project. The City Council concurs with the conclusions made by Amy Herman, ALH Urban & Regional Economics, contained in the "Therapy Stores Impact Analysis, Placerville, CA" study of the establishment of a Therapy Stores in the downtown Main Street business district as follows:

1. The operation of the Therapy Stores is not likely to cause any of the 16 existing businesses identified by Philip G. King, Ph.D., to experience a sales impact sufficient to risk business closure.
2. Therapy Stores will add to the vitality of the commercial retail base in Downtown Placerville and will complement the existing retail base.
3. There is no reason to consider that opening of the proposed Therapy Stores would cause or contribute to urban decay.

Councilmember Borelli amended her motion to include adopting the findings of the Planning Commission and modifying CEQA finding II. E. Councilmember Taylor amended her second and the motion passed by the following vote:

AYES: Borelli, Neau, Saragosa, Taylor
NOES: None
ABSENT: None
RECUSED: Thomas

6. ADJOURNMENT @ 7:07 p.m.

The next regularly scheduled Council meeting will be held on January 12, 2021, 5:30 P.M. Closed Session, 6:00 P.M. Regular Meeting.

Regina O'Connell City Clerk