

ATTACHMENT 3

Planning Commission Minutes of September 5, 2023

10. CONTINUED ITEMS:

- 10.1. Site Plan Review (SPR) 23-05: Historic District Review (continued from June 20, 2023).** Consideration of a Site Plan Review application within the Single-family Residential/Historic District Zone to: modify an existing single-family home to (1) Replace wood windows with vinyl; (2) Paint the exterior façade, trim, gutters, and door; and (3) Replace lighting fixtures visible from the public right-of-way. Request for continuance to July 18, 2023. Location: 3176 Cedar Ravine Road, Placerville, CA. / APN: 003-252-004. Applicant: Paul Coggiola. Staff: Kristen Hunter.

Associate Planner Hunter presented the Memorandum dated September 5, 2023 and answered questions of the Commission.

Public Comment was heard by the applicant, Paul Coggiola.

In a single motion, Commissioner Kiehne, seconded by Commissioner Lepper, made a motion to approve the project as amended; and to make the following findings:

- I. The Planning Commission finds as follows in accordance with its authority granted to it under Zoning Ordinance Sections 10-3-1 (C), 10-4-9 (C), and 10-4-10 (H):*
 - 1. An application has been received from Paul Coggiola (applicant and property owner) for consideration of the Site Plan Review 23-05, requesting approval to replace the existing wood windows with Marvin Infinity fiberglass windows as proposed in the June 29, 2023 email in Attachment 1 to the existing single-storied single-family residence located at 3176 Cedar Ravine Road (APN 003-252-004), in the R-1, 6,000 Single-Family Residential Zone (R1-6), and within the Cedar Ravine Historic District; and*
 - 2. A Staff Report for the Site Plan Review 23-05 request was prepared and considered by the Planning Commission prior to its decision regarding this request; and*
 - 3. Character defining features visible from the street of the subject residence located at 3176 Cedar Ravine Road are its low-pitched gable roof, its deep-set eaves, its asymmetric façade, its decorative stone along the base of the front, original wood windows including the picture window, and its wrought iron ornamental fencing; and*
 - 4. The proposed window changes are not strictly replacements in kind of the existing window material. However, there is flexibility in the application of the City's Historical Criteria, the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Zoning Ordinance Section 10-4-10 (B)), particularly the character and aesthetics of the original windows are appropriately retained, specifically in regards to the appearance, color and texture, by the installation of the proposed fiberglass windows.*
 - 5. The proposed modification to the windows is consistent with Goal C, Policy C-6, Goal 1, encouraging proper maintenance of homes, and Policy I of the Community Design*

Element of the General Plan. The fiberglass window is an affordable option for this project. The use of the replacement windows will not degrade the integrity of the existing historic district. The proposed modification to the windows is consistent with Guideline IV.C3b of the Development Guide; and

- 6. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15331 (Historical Resource Restoration / Rehabilitation).*

Friendly amendment made by Staff regarding the addition of Conditions of Approval for the project. Associate Planner Hunter read the Conditions of Approval into the public record. Staff's amendment was accepted by Commissioners Kiehne and Lepper. Conditions of Approval to be incorporated by reference are as follows:

- 1. Approval of SPR 23-05 to replace twelve (12) wood windows visible from the right-of-way with Marvin fiberglass windows at the existing primary dwelling located at 3176 Cedar Ravine Road, APN 003-252-004.*

Approval is limited to compliance with the project description and Applicant Submittal Package listed below (i-iv) as well as all other Conditions of Approval set forth herein.

- i. Historical District Review Application (March 3, 2023);*
 - ii. Site Plan, Sheet S-1 (March 3, 2023);*
 - iii. Elevations, Sheets A-1, A-2, and A-3 (March 3, 2023); and*
 - iv. Infinity by Marvin Bid (June 29, 2023).*
- 2. Site Plan Review Expiration. The approval of the Site Plan Review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration.*
 - 3. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.*
 - 4. Revisions. Any proposed changes to the project description or Conditions of Approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures. Deviations from the above-described approval will constitute a violation of permit approval.*
 - 5. Other Applicable Requirements. The project approval is subject to all applicable requirements of Federal, State, City of Placerville and any other affected governmental agencies.*
 - 6. The applicant is responsible for obtaining a Building Permit prior to construction.*
 - 7. Except as otherwise specified or provided for in the project plans in these Conditions, the project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9 (G)).*

8. *All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sunday or City or state recognized holidays.*

Action: Motion carried 3-2 on roll call vote:

Ayes: Carter, Frenn, Kiehne

Nays: Lepper, Smith

Absent: None

Chair Frenn informed the public that there is a 10-day appeal period.