

DRAFT
REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, OCTOBER 3, 2023, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

- 10.2. Site Plan Review (SPR) 23-15: Main Street Lighting.** Consideration of a Site Plan Review application within the Central Business District Zone to (1) install exterior string architectural string lights outlining all front rooflines of the buildings for all participating building property owners along Main Street from its intersection with Sacramento Street east to Bedford Avenue; (2) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301; and (3) Forward recommendations to the City Council for the same. Environmental Determination: Categorically exempt from CEQA per CEQA Guidelines Section 15301. Location: Main Street, between Sacramento Street and Bedford Avenue. Applicant: El Dorado Community Foundation. Staff: Pierre Rivas.

Director Rivas presented the Staff Report dated October 3, 2023 and answered questions of the Commission.

Public Comment was heard by Bill Robey, Executive Director of the El Dorado Community Foundation.

In a single motion, Commissioner Kiehne, seconded by Commissioner Frenn, moved to approve Site Plan Review (SPR 23-15) as recommended; and to:

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings in support of the SPR 23-13 request:*
 - 1. The request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301, as the project includes: (1) Installation of commercial grade outdoor string lights on the front facing rooflines on all participating buildings along the downtown Main Street commercial corridor from Sacramento Street to Bedford Avenue; (2) Removal of any existing exterior string lighting to allow for installation of the new lights; and (3) The removal of any existing unpermitted exterior string lighting as part of this project, or thorough code enforcement, or through the permitting of individual exterior lighting.*
 - 2. The project location (downtown Main Street from Sacramento Street to Bedford Avenue (see Attachment 3 for listing of APNs and addresses), comprises various multiple story commercial buildings and upper floor residential apartments that are located within Central Business District and downtown Placerville.*

3. *The project request is consistent with Placerville General Plan Community Design Element Goal B, in that the revision of the existing exterior lighting on the subject parcel will be consistent with Zoning Ordinance Section 10-4-16, Exterior Lighting Regulations, shall be energy efficient.*
 4. *The project request is consistent with the purpose, intent, and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-16: Exterior Lighting Regulations, and §10-5-14: CBD, Central Business District Zone.*
 5. *Approval is based upon the analysis provided in Staff's October 3, 2023, report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package.*
- III. *Conditionally approve SPR 23-15 located at downtown Main Street from Sacramento Street to Bedford Avenue (see Attachment 3 for listing of APNs and addresses), based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval, including:*
1. *Approval of SPR 23-15 to: (1) install exterior architectural string lights outlining all front rooflines of the buildings for all participating building property owners along Main Street from its intersection with Sacramento Street east to Bedford Avenue; (2) remove existing exterior string lighting to allow for installation of the new lights.*
 - Approval includes the following Applicant Submittal Documents:*
 - i. *Site Plan Review Application (September 27, 2023)*
 - ii. *Light Bulb Specifications, Attachment 2 of the Staff Report*
 2. *Project Operation and Maintenance. The building façade string lighting shall be operated and maintained on a permanent basis year-round at the discretion of the City. Installation of string lighting on individual buildings is at the discretion of the property owner. The string lights, wires, and appearances are to be maintained ~~in~~ and kept fully functioning and operational. The City shall have the right to consider revocation of this permit should the string lighting fall into disrepair. The Planning Commission recommends that the El Dorado Community Foundation establish a Memorandum of Understanding (MOU) between participating business owners, the Foundation, and the City that clearly defines the obligations for maintenance and repair.*
 3. *The Planning Commission recommends that City Council limit operation of the lights from dusk to 12:00 am to allow for energy savings and night sky visibility.*
 4. *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. The Planning Commission may grant a one-year extension for the project if the applicant makes such a request and pays a new fee prior to the*

expiration date. The Planning Commission shall consider any changes to the project when granting the extension.

5. *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.*
6. *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.*
7. *The Applicant is responsible for obtaining a Building Permit prior to lighting installation if required.*
8. *The Applicant shall obtain an encroachment permit through the City Engineering Department for any work to be conducted within City ROW including the sidewalk and street.*
9. *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)).*
10. *Installation of the lights shall be in continuous lines with minimal gaps as a result of non-participation by property owners.*

Commissioner Carter offered an amendment to the motion, recommending that for hours of operation, the language for Condition #2 to read "The Planning Commission recommends that City Council limit the hours of illumination to be consistent with Zoning Ordinance Section 10-4-16; the City Council may find exemption beyond 11:00 pm if the benefit of the project warrants the change."

Commissioner Kiehne approved of the modification and Commissioner Frenn seconded the amended motion.

Action: Motion carried 4-0 on roll call vote:

Ayes: Carter, Frenn, Kiehne, Smith

Nays: None

Absent: Lepper

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