

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 2, 2024 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

CLOSED SESSION: None Scheduled

6:00 P.M. OPEN SESSION

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Chair Kiehne called the meeting to order at 6:03 p.m. and the Pledge of Allegiance to the Flag was recited.

2. ROLL CALL:

Members Present: Frenn, Chair Kiehne, Smith

Members Absent: Vice Chair Carter, Lepper

Staff Present: Associate Planner Hunter

3. CLOSED SESSION REPORT: *None*

4. ADOPTION OF AGENDA:

In a single motion Commissioner Frenn, seconded by Commissioner Smith, moved to approve the Agenda as amended. Motion carried 3-0 on voice vote.

5. CONSENT CALENDAR:

5.1. Approve the Minutes of the Regular Planning Commission Meeting of June 18, 2024

In a single motion Commissioner Smith, seconded by Chair Kiehne, moved to approve the minutes of June 18, 2024 as presented. Motion carried 2-0-1 on voice vote. Commissioner Frenn abstained.

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable): *None.*

7. ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDIZED ITEMS: *None*

8. WRITTEN COMMUNICATIONS – NON-AGENDIZED ITEMS: *None.*

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: *None.*

10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS:

10.1. Site Plan Review (SPR) 99-05-R: Historic District Review. Consideration of a Site Plan Review application within the Multi-Family Residential / Historic District Zone to modify an existing single-family residence to: (1) Remove rotted stairs, decking, railing, and balusters as needed; (2) Replace stairs, railing and balusters with similar materials and style; (3) Replace decking with composite decking; and (4) Find the

project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/ Rehabilitation). Location: 3059 Cedar Ravine Road, Placerville, CA 95667 / APN: 004-011-026. Applicant: Philip and Kathie Darnell. Staff: Kristen Hunter.

Associate Planner Hunter presented Staff's Memorandums dated July 2, 2024 and answered questions of the Commission.

Public comment was heard by the applicants, Philip and Kathie Darnell, and the applicant's contractors, Julian Butler and an unnamed individual.

In a single motion, Commissioner Kiehne, seconded by Commissioner Smith, moved to approve Site Plan Review (SPR) 99-05-R as presented; and to:

- I. Adopt the Staff Report dated August 15, 2023 and Memorandum dated July 2, 2024 as part of the public record.*
- II. Make the following findings in support of the SPR 99-05-R 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 and Section 15331, as the project includes the repair to an existing structure that will result in no expansion of the existing use and that the project would complete the maintenance and reconstruction in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring, and Reconstructing Historic Buildings.*
 - 2. The project site, APN 004-011-06, 3059 Cedar Ravine Road, contains a two-story single-family residential dwelling that is located within the Cedar Ravine Historic District and listed in the National Register of Historic Places.*
 - 3. The project request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual qualities of the proposed exterior alterations are compatible with the visual attributes of neighboring structures within the Historic District. Further, the project shall not alter distinctive materials, features, finishes, construction techniques, and/or examples of craftsmanship that characterize the subject property through the replacement of decorative deck elements with same material and style. The project is consistent with the Goal I of the Community Design Element in that it includes the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity. Regarding the deck, which is not visible from the street, the composite material provides enhanced fire safety and durability for future maintenance. Changes in the design of the balustrade are minor and are compatible with the original design and the current building code for safety.*

4. *The project request is consistent with Placerville General Plan Housing Element Goal F Policy 4 and Natural, Cultural and Scenic Resources Element Goal G Policy 6 in that the project preserves existing housing stock and would restore and maintain an existing older structure within the Cedar Ravine Historic District.*
 5. *The project request is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*
 6. *The project request is consistent with City of Placerville Development Guide design guidelines for structures within a historic district.*
- III. *Conditionally approve SPR 99-05-R located at 3059 Cedar Ravine Road, based on the project information and findings included in the Staff Report and Memorandum, and subject to the Conditions of Approval:*

CONDITIONS OF APPROVAL – SPR 99-05-R

1. *Approval of SPR 99-05-R to: (1) Remove rotted stairs, decking, railing, and balusters as needed; (2) Replace stairs, railing and balusters with similar materials and style; (3) Replace wood decking with composite decking at the existing primary dwelling located at 3059 Cedar Ravine Road, APN 004-011-026.*

Approval is based upon the analysis provided in Staff's August 15, 2023, report to the Planning Commission, and 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 (June 14, 2023);*
 - ii. *Statement of Existing Criteria (June 14, 2023);*
 - iii. *Site Plan and Elevations (June 14, 2023); and*
 - iv. *Site Photographs (June 14, 2023).*
2. *Applicant shall submit a revised site plan for staff approval and inclusion to the project file showing all accessory structures on the parcel.*
3. *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.*

4. *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.*
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 to authorize the construction of the as-built modifications.*
8. *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)).*
9. *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 Sundays or City or state recognized holidays.*

CONDITIONS OF APPROVAL – SPR 99-05

- A. *Comply with the Fire District requirements attached hereto. (Fire District Comments were not received for this request.)*
- B. *Comply with the following Building Division requirements:*
 1. *Provide construction drawings for plan review and secure Building Permit.*
 2. *Lower level is “U” class occupancy, upper level will be classified as unfinished R-3 occupancy. Provide 1-hour fire assembly separating the two occupancies from each other.*
 3. *Construction shall meet current editions of construction codes.*
 4. *Specific code compliance requirements will be identified in the plan review process.*
- C. *Comply with the following Engineering Division requirements:*
 1. *The proposal to install new sewer line on north side of the existing paved drive has the potential of severely damaging the root structure of existing trees. It is recommended that the sewer line be installed out of the root zones of trees.*

2. *Rose bush at archway along Cedar Ravine is obstructing sight distance exiting driveway. This needs to be corrected as soon as possible.*

D. Comply with the following Planning Division requirements:

1. *A Notice of Restriction pertaining to the future use of the upstairs area shall be recorded prior to the issuance of a final Certificate of Occupancy. The wording of said restriction shall prohibit the expansion of the Bed and Breakfast Inn without first receiving approval by the City of Placerville. The wording of the restriction shall be subject to review and approval by City staff and the City Attorney.*
2. *The project is to be completed as depicted in the plans and application submittal, including materials and building colors.*

*Action: Motion carried 3-0 on roll call vote
Ayes: Frenn, Kiehne, Smith
Nays: None*

Absent: Carter, Lepper

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

10.2. Zone Change (ZC) 24-04: Supportive Housing Text Amendments. Consideration of a request from the City of Placerville to: (1) Amend Title 10 (Zoning) of the Placerville City Code to address required 2021-2029 Housing Element Implementation Programs B-2 (Supportive Housing Zoning Amendments) and B-8 (Residential Care Facilities) to comply with Assembly Bill (AB) 2162; (2) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2) and (3). Location: Citywide; Applicant: City-Initiated. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report and Memorandum dated July 2, 2024, and answered questions of the Commission.

In a single motion Commissioner Frenn, seconded by Commissioner Smith, moved to approve Zone Change (ZC) 24-04 as presented; and to:

- I. *Adopt as part of the public record the July 2, 2024, Staff Report and Memorandum for Zone Change 24-04;*
- II. *Recommend that the City Council:*
 1. *Find that the draft text amendments to Title 10 of the City Code, under Zone Change 24-04, are exempt from the California Environmental Quality Act under Section 15060(c)(2) and (3) of the CEQA Guidelines as the activity is not a 'project'*

as defined in Section 15378 of the CEQA Guidelines and has no potential for resulting in a physical change to the environment.

2. Recommend that the City Council approve Zone Change 24-04, amending City Code Sections: 10-3-4: Uses Permitted in Any Zone; 10-5-9: R-2, Low Density Multi-Family Residential; 10-5-10: R-3, Medium Density Multi-Family Residential; 10-5-11: R-4, High Density Multi-Family Residential; and 10-5-12: R-5, Very High-Density Multi-Family Residential of Title 10, including:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING TITLE 10 (ZONING) OF THE PLACERVILLE CITY CODE TO IMPLEMENT NEW STATE LAW REQUIREMENTS RELATED TO ADDRESS REQUIRED 2021-2029 HOUSING ELEMENT IMPLEMENTATION PROGRAMS B-2: SUPPORTIVE HOUSING ZONING AMENDMENTS and B-8: RESIDENTIAL CARE FACILITIES (Zone Change (ZC) 24-04).

THE CITY COUNCIL OF THE CITY OF PLACERVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Environmental Assessment: The request to amend Title 10 to bring the City into compliance with Assembly Bill (AB) 2162 for supportive housing and residential care facilities is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060 (c)(2) and 15060(c)(3) in that the activity is not a 'project' as defined in Section 15378 of the CEQA Guidelines and has no potential for resulting in direct or indirect physical change to the environment.

SECTION 2. Amend Placerville City Code Section 10-3-4: Uses Permitted in Any Zone, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

~~Residential care facilities and residential service facilities for six (6) or fewer residents when such a facility is located at a distance of one thousand feet (1,000') or less from an existing community care facility as measured from any point upon the outside walls of the structures housing such facilities.~~

SECTION 3. Amend Placerville City Code Section 10-5-9: R-2, Low Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential care facilities and residential service facilities for six (6) or fewer residents provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from

~~any point upon the outside walls of the structures housing such facilities. (Ord. 1627, 9 Sep 2008)~~

9. Residential service facility for seven (7) or more residents.

SECTION 4. Amend Placerville City Code Section 10-5-9: R-3, Medium Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential care facilities and residential service facilities for six (6) or fewer residents ~~provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from any point upon the outside walls of the structures housing such facilities. (Ord. 1627, 9 Sep 2008)~~

9. Residential service facility for seven (7) or more.

SECTION 5. Amend Placerville City Code Section 10-5-9: R-4, High Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential care facilities and residential service facilities for six (6) or fewer residents ~~provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from any point upon the outside walls of the structures housing such facilities. (Ord. 1627, 9 Sep 2008)~~

9. Residential service facility for seven (7) or more residents.

SECTION 6. Amend Placerville City Code Section 10-5-9: R-5, Very High-Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential care facilities and residential service facilities for six (6) or fewer residents ~~provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from any point upon the outside walls of the structures housing such facilities. (Ord. 1627, 9 Sep 2008)~~

8. Residential service facility for seven (7) or more residents.

Section 7. Amend Placerville City Code Section 10-5-13: BP, Business Professional, as follows. Proposed language to be added is shown with double underlines.

(C) Permitted Uses: The following uses and their accessory uses are permitted outright:

9. Residential uses, residential service facilities, residential care facilities, and employee housing-small when above or below the ground floor.

Section 8. Amend Placerville City Code Section 10-5-14: CBD, Central Business District, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

6. One- or multi-family dwellings, residential service facilities, residential care facilities, and employee housing-small, when above and/or below the ground floor.

Section 9. Amend Placerville City Code Section 10-5-15: C, Commercial, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

5. One- or multi-family dwellings, residential service facilities, residential care facilities, and employee housing-small, when above and/or below the ground floor.

Section 10. Amend Placerville City Code Section 10-5-16: CC, Convenience Commercial, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential uses, residential service facilities, residential care facilities, and employee housing-small when above or below the ground floor.

Section 11. Amend Placerville City Code Section 10-5-17: HWC, Highway Commercial, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Hotels and motels, retail sales and services, eating and drinking and entertainment establishments, financial institutions, one- or multi-family dwellings, residential service facilities, residential care facilities, and employee housing-small, when above or below the ground floor.

SECTION 12. Severability Clause: *Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.*

SECTION 13. Effective Date: *This Ordinance shall take effect thirty days from passage and adoption under California Government Code Section 36937.*

SECTION 14. Certification: *The City Clerk shall certify the passage and adoption of this ordinance and shall cause the same to be published or posted according to California Government Code Section 36933.*

The above ordinance was introduced at a regular meeting of the City Council of the City of Placerville on _____, by Councilmember _____, and it was read for the first time. The Ordinance was read for the second time on _____, and introduced by Councilmember _____, who moved its adoption. The motion was seconded by Councilmember _____. A poll vote was taken, which stood as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Jackie Neau

ATTEST:

Regina O'Connell, CPMC, City Clerk

Action: *Motion carried 3-0 on roll call vote
Ayes: Frenn, Kiehne, Smith
Nays: None*

Absent: *Carter, Lepper*

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

11. CONTINUED ITEMS: *None*

12. NEW ITEMS: *None.*

13. MATTERS FROM COMMISSIONERS AND STAFF

13.1. Staff Reports:

Associate Planner Hunter informed the Commission that the next scheduled meeting is August 20, 2024.

13.2. Planning Commission Matters:

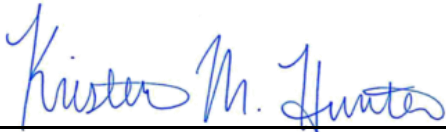
None.

13.2.1. Special Committee Report(s): Report by the Historic Review Special Committee to the Planning Commission.

Commissioners Smith informed the Commission that the Special Committee will provide a report when all five members are present.

14. ADJOURNMENT

Chair Kiehne adjourned the meeting at 7:42 p.m.



Kristen Hunter, Executive Secretary
Associate Planner