

REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION TELECONFERENCE (Virtual Meeting)
TUESDAY, DECEMBER 1, 2020, 6:00 P.M.

CALL TO ORDER

Chair List called the Regular Meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair List led the audience in the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: *Chair List, Vice Chair Lepper, Frenn, Kiehne, Raines*
Members Absent: *None*
Staff Present: *Development Services Department Director Rivas,
City Planner Painter*

CONSENT CALENDAR:

1. Consideration to Approve Agenda

Action: Commission by voice vote approved Agenda as presented.

2. Consideration to Approve Regular Meeting Minutes – November 17, 2020

Action: Commission by voice vote approved November 17, 2020 Minutes on a voice vote.

ITEMS OF INTEREST TO THE PUBLIC

Addressing the Commission were Kirk Smith, regarding public comment during November 17, 2020 Regular Meeting; Sue Taylor, regarding holding meetings on election night; Caller #857, regarding Commission Bylaws, development and traffic, November 17, 2020 proceedings. Member Raines announced she had reviewed the November 17, 2020 meeting video in its entirety.

COMMUNICATIONS

No communications were received.

PRESENTATION:

Housing Policy Questionnaire Responses: *City Planner Painter, using City website, summarized community responses. Item was for information only. No action was taken.*

PUBLIC HEARING

- 3. 150 Placerville Drive - Site Plan Review (SPR) 90-11-R2 – Kwik Serv:** Consideration of request for a Major Change to the approved SPR90-11, amendment to the signage, building and canopy color scheme changes, and landscaping for the existing gas station and market located at 150 Placerville Drive. Location: 150 Placerville Drive, Placerville, CA. APN: 325-120-054. Zoning: Commercial (C) Zone.

City Planner Painter delivered staff report. Addressing the Commission on this item was applicant representative Bobby O’Hara, Sign Development Inc. Public members addressing the Commission were Caller #857 and Ruth Michelson.

Motion: Member Frenn, seconded by Chair List:

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings:*
 - A. The request involves the minor alterations to the exterior of an existing commercial facility, and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines.*

- B. *The SPR90-11-R2 Sign Plan is consistent with Goals A, F, J, and Policy J-1 of the Community Design Element of the General Plan, the Site Plan Review design criteria under PZC 10-4-9(G) 5(a), (G)5(c), (G)5(d) and (G)5(e), and the Sign Regulations under PZC 10-4-17(G)1b, (G)5b and (G)5d, in that signs utilize colors, materials and finishes that have continuity with the color scheme and materials used onsite, are compatible with each other, and enhance and improve the site and the Placerville Drive commercial corridor; signs are designed at a scale appropriate for their wall locations; and, signs are consistent with the Sign Regulations of aggregate and wall sign area, internal illumination, material and colors.*
- C. *The SPR90-11-R2 exterior color scheme contains dark blue and earth tone brown and beige colors for proposed signs, and building and building and canopy fascia color applications. This scheme contrasts dramatically from the bold and bright colors of the trademarked Shell branded facility that formally occupied the site. Proposed colors are well related to each other and are well-integrated and related with the proposed on-premise signs. Proposed colors improve and enhance the Placerville Drive commercial corridor and are therefore consistent with Goals A and F and Policy F-1 of the Community Design Element, along with PZC 10-4-9(G)4(e).*

III. *Conditionally approve SPR90-11-R2 request subject to the following Conditions of Approval:*

SPR90-11-R2 Conditions of Approval

1. *Approve SPR90-11-R2, located at 150 Placerville Drive, APN: 323-120-054, involving changes to the approved Site Plan Review 90-11 for the site.*

Approval is based upon the analysis provided in staff's December 1, 2020 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:

- Planning Application and Project Narrative received October 28, 2020; and,*
- Sign Elevations and Site Plan (Pages 1 through 7), dated October 23, 2020, prepared by Sign Development Inc., received October 28, 2020.*

2. *SPR90-11-R2 authorized activity shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless a construction permit been issued for activity construction.*
3. *SPR90-11-R2 shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.*
4. *SPR90-11-R2 conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.*
5. *Permits. The applicant shall obtain a construction permit for the Commission approved scope of work. Two complete copies of plans shall be submitted to the Development Services Department for processing. Plan submittal shall incorporate as a separate page/sheet all Conditions of Approval for SPR90-11-R2.*

Applicant shall provide with construction permit application the grant deed with legal description of subject property.

6. *New internally illuminated wall cabinet signs authorized under SPR90-11-R2 shall conform to the City's Regulations for On-Premise Signs (PZC 10-4-17(G)), requiring the sign shall have an opaque background and be designed so that only the lettering or advertising copy is visible at night.*

7. *Project applicant shall prepare a landscape plan for the site, prepared by a licensed landscape professional, to be brought back to the Planning Commission for review and approval no later than sixty (60) days from the Planning Commission's approval of SPR90-11-R2.*
8. *The property owner shall record a Landscaping Maintenance Agreement on a form prepared by Development Services staff no later than ten (10) days following approval by the Planning Commission of the landscape plan, or by staff if directed by the Planning Commission, in accordance with PZC 10-4-9 (G)3(n).*
9. *Under pump canopy lighting shall require a construction permit per Condition 5, and shall conform to the City's Outdoor Lighting Standards (PZC 10-4-16(E)).*
10. *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.*
11. *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.*
12. *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.*
13. *All temporary signs shall be removed within 10-days after the installation of City approved and inspected signs under SPR90-11-R2.*
14. *Conditions a, b and c, approved in 1991 under SPR90-11, and Conditions 1, 2, 3 and 4 that were approved in 2004, are eliminated as analyzed in Attachment "B" of Staff's December 1, 2020 report to the Planning Commission.*

Action: Motion approved 5-0 on the following roll call vote:

Ayes: Chair List, Vice Chair Lepper, Frenn, Kiehne, Raines

Noes: None

CONTINUED ITEM

- 4. 339 Main Street - Therapy Stores** – Planning Applications Conditional Use Permit (CUP) 20-04 & Site Plan Review (SPR) 20-04: Consideration of request to operate a retail formula business land use, Therapy Stores, within the Central Business District (CBD) Zone. Location: 339 Main Street, Placerville, CA. APN: 001-212-005; 001-212-006.

Member Kiehne, having recused herself from the proceedings on November 17, 2020, left the meeting. Chair List informed the Commission that the public hearing concluded on November 17, 2020 and opened project for Commission discussion and action.

Motion: Member Frenn, seconded by Member Raines:

- I. Adopt the Staff Report and make it a part of the public record.*
- II. Make the following California Environmental Quality Act exemption findings for CUP20-04 and SPR20-04:*
 - A. This requested activity is exempt from CEQA per Guidelines Section 15061(a)(3), in that it can be seen with certainty that there is no possibility that the formula business*

REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION TELECONFERENCE (Virtual Meeting)
TUESDAY, FEBRUARY 16, 2021, 6:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL:

Members Present: Chair List, Vice Chair Lepper, Frenn, Kiehne, Raines
Members Absent: None
Staff Present: City Planner Painter, Development Services Director Rivas

CONSENT CALENDAR

Action: All Consent Calendar items were considered and voted on separately as follows:

1. Consideration to Approve Agenda

Action: Commission by unanimous voice vote approved Agenda as presented.

2. Consideration to Approve Regular Meeting Minutes – January 19, 2021

Action: Commission by unanimous voice vote approved Agenda as presented.

ITEMS PULLED FROM CONSENT CALENDAR

None

ITEMS OF INTEREST TO THE PUBLIC

Jennifer Chapman: Regarding status of refund of an appeal she had filed regarding Cottonwood Park Subdivision, Phase 4 and 6; fire safe and evacuation planning and the ongoing rehabilitation of old City Hall.

PUBLIC HEARINGS

- 3. Site Plan Review (SPR) 90-11-R2 – Kwik Serv:** Consideration of landscape plan changes for the existing gas station and market located at 150 Placerville Drive, Placerville (APN: 325-120-054). Zoning: Commercial (C) Zone. Environmental Status: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15301.

City Planner Painter presented staff report. Michael Drobesch addressed the Commission.

Motion by Member Frenn, seconded by Vice Chair Lepper to continue item to meeting no later than 60 days from today's meeting to encourage the applicant review the recorded meeting hearing of the discussion of the landscape plan, and require the applicant to return to the Commission with a clean landscape plan for the site, alternatives to the trees suggested, and notes with regards to maintenance of the landscaping.

Action: Motion approved 5-0 on the following roll call vote:

*Ayes: Chair List, Vice Chair Lepper, Frenn, Kiehne, Raines
Noes: None*

- 4. Site Plan Review (SPR) 88-06-R – Buzy Beez Childcare:** Consideration of changes to SPR88-06-R involving changes to privacy screen materials for the child care center authorized in 2020 under CUP20-03 and SPR88-06-R. Location: 2869 Cold Springs Road, Placerville (APN 323-400-013). Zoning: Commercial (C) Zone. Environmental Status: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15301.

City Planner Painter presented staff report. Gilinda Haverson, Applicant, Shannon Roberts and Michael Drobesch addressed the Commission.