

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, SEPTEMBER 17, 2019, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

*Chair Kiehne led the audience in the Pledge of Allegiance to the Flag.*

**3. ROLL CALL:**

**Members Present:** *Chair Kiehne, Lepper, Vice Chair List, Raines*

**Members Absent:** *Frenn*

**Staff Present:** *Director Rivas, City Planner Painter, I.T. Analyst Tanger*

**4. CONSENT CALENDAR**

**4.1 Adoption of September 3, 2019 Regular Meeting Minutes and Adoption of September 17, 2019 Agenda**

*Action: Motion made by Lepper, seconded by List to approve the Consent Calendar as amended. Motion approved on the following voice vote:*

*Ayes: Kiehne, Lepper, List, Raines*

*Nays: None*

**5. ITEMS PULLED FROM CONSENT CALENDAR**

*None.*

**6. ITEMS OF INTEREST TO THE PUBLIC**

*None received.*

**7. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

**7.1 3171 Washington Street – Site Plan Review (SPR) 19-02 – Placerville Orthodontics:** A request for a major change to the exterior lighting for a site with a 1967 Planning Commission approved site plan. Zoning: BP-AO (Business Professional Zone – Airport Overlay).

*City Planner Painter presented staff's report, including informing the Members of the applicant's change to the photometric plan for the site submitted at the Meeting.*

*Speakers: Henry Mazur, Property Owner Representative.*

*Action: Lepper moved, seconded by Raines to:*

- I. *Adopt the Staff Report as part of the public record.*
- II. *Find that the request is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines, in that it involves minor alterations to an existing structure and site.*
- III. *Find the following regarding SPR19-02:*
  - A. *The request was reviewed and is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review.*
  - B. *The request was reviewed and is consistent as conditioned with the General Lighting Requirements within Section A of Chapter XI of the City of Placerville Development Guide.*
- IV. *Conditionally approve Site Plan Review 19-02, modifying the existing exterior lighting of a non-residential commercial structure and site, and shall apply only to the project location and cannot be transferred to another parcel, subject to following conditions:*
  1. *Project Location. The Project site is located at 3171 Washington Street, Placerville; APN 004-141-038.*
  2. *Runs with the Land. The terms and conditions of approval of SPR19-02 shall run with the land; shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
  3. *Site Plan Review Expiration. The approval of the conditional use permit and 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. Should the building permit expire for any building thereon, then the conditional use permit and site plan review approval shall also simultaneously expire. 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 this code or to the project when granting the extension.*
  4. *Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval. The project shall be substantially in conformance with the Applicant Submittal Package and approved site plan documents: Sheets E0.3, E0.4 and E3.0, dated July 26, 2019, prepared by Indian-Electric.*
  5. *Outdoor Lighting Standards. The request shall adhere to the Outdoor Lighting Standards under Section 10-4-16(E), including the standard that light*

*illumination measured on the property boundary line shall not exceed 0.3 foot-candles at the property boundary lines. During the construction permit plan review process the applicant shall submit revised photometric analysis for staff review approval for consistency with these standards.*

6. *Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing. Construction drawings submitted for permit processing shall include a sheet containing all conditions of approval under the approved SPR19-02 project.*
7. *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.*

*Motion approved on the following voice vote:*

*Ayes: Kiehne, Lepper, List, Raines*

*Nays: None*

**8. MATTERS FROM COMMISSIONERS AND STAFF:**

*Staff distributed to Members the following documents requested by Chair Kiehne regarding ex parte communications: Let's Ex Parte! The Limits and Disclosure Requirements of Ex Parte Contacts in the Public Hearing Context, by Ariel Pierre Calonne, City Attorney, Santa Barbara, League of California. October 6, 2016.; and, Planning Commission Memo, dated February 26, 2009.*

*Staff polled Members as to their expected attendance at the October 1, 2019 Regular Meeting so as to place on the meeting agenda workshop items regarding ex parte communication and formula business uses within the Central Business District.*

**9. ADJOURNMENT:**

*Chair Kiehne announced meeting adjournment at 6:30 P.M.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission