

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION TELECONFERENCE (Virtual Meeting)  
TUESDAY, NOVEMBER 3, 2020, 6:00 P.M.**

**CALL TO ORDER**

*Chair List called the Regular Meeting to order at 6:02 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 as Amended**

*This item was pulled for discussion.*

*Motion by Member Frenn, seconded by Member Raines to reorder the Agenda with Item 4 heard before Item 3.*

*Action: Motion approved unanimously on a voice vote.*

**2. Consideration to Approve Regular Meeting Minutes – October 6, 2020**

*Motion by Member Kiehne, seconded by Vice Chair Lepper, to approve the Minutes as presented.*

*Action: Motion approved unanimously on a voice vote.*

**ITEMS PULLED FROM CONSENT CALENDAR**

*Item 1 was pulled for discussion.*

**ITEMS OF INTEREST TO THE PUBLIC**

*None received.*

**COMMUNICATIONS**

*City Planner Painter announced receipt of public comment for Item 4 submitted after 5:00pm, October 28, 2020, up to 3:00pm, November 3, 2020, distribution of comments electronically to the Commission and the request applicant prior the meeting, and placing comments into the public record for the CUP20-04 and SPR20-04 file.*

Member Raines announced *ex parte* communication email from Adrienne Beatty regarding Item 4.

#### **PUBLIC HEARINGS**

- 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.

*Staff addressed the Commission requesting this item be continued to the November 17, 2020 Regular Meeting due to allow additional time for staff to address a public comment received on October 30, 2020 from Patrick M. Soluri, of Soluri Meserve.*

*Motion by Member Frenn, seconded by Member Raines, to continue the reordered Item 4, CUP20-04 and SPR20-04, located at 339 Main Street, APN: 001-212-005; 001-212-006, to the November 17, 2020 Regular Meeting; and, allow public comment on the motion.*

*Addressing the Commission on this item were Jen C.; Ruth; Scott Sowa; Adrienne Beatty; and, Sue Taylor.*

*Action: Motion approved on the following roll call vote:*

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

*Noes: Chair List*

- 3. 1365 Broadway – El Forastero Mexican Food – Planning Application SPR85-17-R:** Consideration of request to amend the Master Sign Plan for the commercial site to allow for new business signs for a new El Forastero Mexican Food business. Location: 1365 Broadway. Assessor’s Parcel Nos. 002-261-015 and - 016. Zoning: Highway Commercial Zone– Airport Overlay (HWC - AO). General Plan Designation: Highway Commercial.

*Staff presented report. Addressing the Commission on this item was applicant representative Francisco Sanchez of Pacos Graffix & Signs.*

*Motion by Vice Chair Lepper, seconded by Member Frenn, taking the following action regarding SPR85-17-R, located at 1365 Broadway:*

- I. Adopt the Staff Report, as amended by the Planning Commission, as part of the public record.*
- II. Make the following findings:*
  - 1. The request is for the placement and use of an on premise sign and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15311(a) of the CEQA Guidelines.*

2. *Proposed SPR85-17-R Master Sign Plan amendment signs are compatible with the style and/or character of existing improvements on the site and are well related to each other, in that signs utilize colors, materials and finishes that have continuity with the color scheme of the business and are compatible with each other; signs are designed at a scale appropriate for their locations on-site.*
3. *Proposed SPR85-17-R Master Sign Plan is consistent with the Site Plan Review design criteria and Sign Regulations of aggregate and wall sign area, and internal illumination of City Code, as well as goals and policies relative to business identification and visual character within Placerville and the US 50 Scenic Highway Corridor.*

III. *Conditionally approve SPR85-17-R request subject to the following Conditions of Approval:*

*SPR85-17-R Conditions of Approval*

1. *Approve SPR85-17-R, located at 1365 Broadway, APN 002-261-015 and 016, involving an amendment to the Master Sign Plan for the site.*

*Approval is based upon the analysis provided in staff's November 3, 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 received October 8, 2020; and,*
  - *Sign Elevations and Site Plan, prepared by Pacos Graffix & Signs, received October 21, 2020.*
2. *New internally illuminated wall and pole cabinet signs authorized under SPR85-17-R shall conform to the City's Regulations for On-Premise Signs (City Code 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.*
  3. *Removal of the Weinerschnitzel sign cabinet that sits on top of the pole sign near the northwest corner of the site, and the lower cabinet sign copy reface shall be completed within six months of the Planning Commission authorization of SPR85-17-R, or City Council upon appeal.*
  4. *SPR85-17-R 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.*
  5. *SPR85-17-R shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.*

6. *SPR85-17-R 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.*
7. *Any proposed future change to the use or modification to the application beyond what is authorized under SPR85-17-R shall be submitted to the Development Services Department for a determination of appropriate procedures.*
8. *Permits. The applicant shall obtain a construction permit for the Commission approved scope of work. Two complete copies of the ground sign project shall be submitted to the Development Services Department for processing.*
9. *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.*
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. *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.*
12. *All temporary signs and their support poles, as applicable, shall be removed within 10-days after the installation of City approved and inspected signs for the restaurant.*
13. *Conditions (a), (b), (c), (d), (e), and (g) approved in 1985 under SPR85-17 are eliminated as analyzed in Attachment "B" of Staff's November 3, 2020 report to the Planning Commission. Condition (f) is re- worded and re-lettered as 13a as follows:*
  - 13a. *Retaining walls and refuse enclosure shall be constructed of materials compatible with those used on the building.*

*Action: Motion approved on the following roll call vote:  
 Ayes: Chair List, Frenn, Vice Chair Lepper, Kiehne, Raines  
 Noes: None*

**MATTERS FROM COMMISSIONERS AND STAFF:**

*Staff summarized the agenda items to be considered at the November 17, 2020 Regular Meeting: 339 Main Street – CUP20-04 & SPR20-04; 965 Thompson Way – CUP20-01 & SPR20-03; 519 Placerville Drive – CUP20-05 & SPR83-04-R2; 301 Main Street – CUP20-06; 515 & 525 Main Street*

- GPC20-01. Staff announced the City Council public hearing on November 10, 2020 to consider two appeals of the Planning Commission action to approve the demolition of residence at 3095 Cedar Ravine Road – SPR20-02.

Member Frenn discussed the use of fairgrounds in other counties in California as homeless centers during the COVID-19 pandemic.

**ADJOURNMENT:**

Chair List announced adjournment.



Andrew Painter, Executive Secretary  
Placerville Planning Commission