

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, SEPTEMBER 21, 2021, 6:00 P.M.**

**NO CLOSED SESSION SCHEDULED**

## CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

*Chair Lepper opened the meeting at 6:00 p.m., then led those present in the Pledge of Allegiance to the Flag.*

**ROLL CALL:** **Members Present:** *Frenn; Vice Chair Gotberg; Kiehne, Chair Lepper, List*  
**Members Absent:** *None*  
**Staff Present:** *Development Services Director Rivas; City Planner Painter;*  
*Information Technology Director Tanger*

## CLOSED SESSION REPORT

*No Closed Session was scheduled.*

## CONSENT CALENDAR

1. **Consideration to Approve Agenda**
2. **Consideration to Approve August 17, 2021 Regular Meeting Minutes**

*Motion by Frenn, seconded by List to reorder agenda, to approve the Agenda as amended herein, and the Minutes as amended. Motion carried on voice vote.*

**ITEMS PULLED FROM CONSENT CALENDAR (if applicable)**

*None.*

## ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDA ITEMS

*None received.*

## COMMUNICATIONS

*City Planner Painter announced receipt and distribution of a September 16, 2021 letter from Brittany and Peter Boyle regarding Item 3.*

## PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS

*There were no presentation or workshop sessions.*

**CONTINUED ITEM**

4. **150 Placerville Drive – Site Plan Review (SPR) 90-11-R2 – Kwik Serv:** Planning Commission discussion and potential amendment to the 1990 approved landscape plan under SPR90-11 for the existing Kwik Serv branded gas station and convenience market.  
(Continued from the February 16, 2021 meeting)

*City Planner Painter presented staff's report. Addressing the Commission: Namath Kandahari, Applicant.*

*Motion by Frenn, second by Kiehne to:*

- I. Adopt the staff report as part of the public record.*
- II. Affirm the finding that the request, as a component of the changes to SPR90-11 (SPR90-11-R2) approved by the Planning Commission on December 1, 2020, is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, "Existing Facilities."*
- III. Make the finding that the landscape treatment request, when fully installed and maintained, enhances the commercial site through the use of a mixture of ground covers, shrubs and trees, providing visual interest and an inviting transition from the Placerville Drive commercial corridor streetscape. The request therefore is consistent with the intent and purpose of the landscaping and site treatment Site Plan Review criteria contained within PZC 10-4-9(G).*
- IV Approve the Landscape Site Plan dated 12-10-90, Sheet L101, prepared by Robert H. Lee & Associates, as shown as Attachment 1 of staff's September 21, 2021 Memorandum and as part of SPR90-11-R2, subject to the following conditions:*
  - 1. Landscape planting shall be installed as approved by the Planning Commission as shown on plan approved in Attachment 1.*
  - 2. Property owner shall sign and cause the recording of a Landscape Maintenance Agreement (LMA) to be prepared by the City that binds the property to agree to plant and maintain approved landscaping. Property owner shall provide current property deed, with legal description, for APN 323-120-054. Property owner shall pay all City and El Dorado County fees associated with the preparation and recording of the LMA, and charges and services associated with property owner and staff agreement signature notarization.*

*Action: Motion approved 5-0 by roll call vote:*

*Frenn: Aye; Vice Chair Gotberg: Aye; Kiehne: Aye; Chair Lepper: Aye; List: Aye*

### **ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARING**

- 3. 150 Placerville Drive – Conditional Use Permit (CUP) 90-13-R – Kwik Serv:** A continued public hearing to consider the request to amend CUP90-13 to permit the outdoor display and rental of trucks on the site of an existing convenience market, with gas pumps and carwash. (Continued from the June 15, 2021 meeting)

*City Planner Painter presented staff's report. Addressing the Commission: Namath Kandahari, Applicant; Franky Vargas, U-Haul representative.*

*Motion by Kiehne, second by Fren:*

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings in support of the CUP90-13-R:*
  - A. The project request involves the negligible expansion to an existing convenience market with gas pumps and carwash to allow the outdoor display and the rental of four trucks on an existing site, and that this addition of four trucks would not negatively impact traffic or cause congestion on Placerville Drive; therefore it is categorically exempt from CEQA per Section 15301(a) of the CEQA Guidelines.*
  - B. The request would expand an existing business's operational offerings in a convenient commercially oriented and accessible location, desirable for the needs of Placerville area residents and visitors. The request therefore is consistent with Goal C and Policy 3 of the General Plan Land Use Element.*
  - C. The 0.5 acre site would accommodate both the existing convenience market with gas pumps and carwash use and the outdoor display of and rental of trucks. The display location, as modified, allows for adequate customer and employee access and circulation within the site, as well as safe entry and exit to/from Placerville Drive. The request therefore would not be detrimental to surrounding property.*
  - D. The request would not impact SPR90-11-R landscape areas within the site.*
  - E. The request would not result in significant impacts on traffic nor on the aesthetics of the site as approved under SPR90-11-R which is in substantial compliance with the City of Placerville Development Guide guidelines.*
- III. Approve CUP90-13-R, amending CUP90-13, authorizing the outdoor display of and rental of trucks located within the area of the 150 Placerville Drive, APN 325-120-054, subject to the conditions of approval as follows:*

*Conditions of Approval*

- 1. CUP90-13-R shall be granted for the use as approved and conditioned by the Planning Commission. The project shall be in substantial conformance to the Applicant Submittal Package submitted on May 18, 2021 by Namath Kandahari, as modified by the Planning Commission as shown in Figure 3 of the June 15, 2021 Staff Report for CUP90-13-R. 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.*

- 1a. Signage shall be installed that prohibits the parking of a rental truck within the space shown in Figure 3 recommended by staff for removal.*
- 1b. A maximum of four rental trucks may be parked at any one time on the property. Trucks must be parked within the designated rental truck parking area containing three spaces, one of which is a tandem parking space, shown in Figure 3 of the above mentioned staff report. No truck shall exceed the standard "20' Truck" in length.*
- 2. CUP90-13-R permit shall run with the land, i.e. shall apply only to the project site with address of 150 Placerville Drive, APN 325-120-054; it may not be transferred to another parcel.*
- 3. A sign permit for any site/business identification signs for the CUP90-13-R use, authorized in accordance with the City Code 10-4-17, shall be applied for subject to review and approval by the Development Services Department.*
- 4. All Conditions of Approval shall be in addition to those established under CUP90-13, and shall be incorporated as the Conditions of Approval for CUP90-13-R by reference.*
- 5. CUP90-13-R shall become effective eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP9013-R shall not become effective until the granting of the permit is affirmed on appeal.*

*Action: Motion approved 4-1 by roll call vote:*

*Frenn: Aye; Vice Chair Gotberg: Aye; Kiehne: Aye; Chair Lepper: Aye; List: Nay*

## **NEW BUSINESS**

*There was no new business.*

## **MATTERS FROM COMMISSIONERS AND STAFF**

*Member Frenn acknowledged how well Vice Chair Gotberg presided and exercised the duties of the Chair in the absence of Chair Lepper at the last meeting. City Planner Painter summarized upcoming projects for Commission consideration: El Dorado Irrigation District battery storage system and enclosure; Verizon telecommunication facility changes. He announced that former Planning Commission Member Peter Wolfe has volunteered his time to the City to develop ADU prototypes for the City to offer free of charge. He further informed the Commission of his retirement from the City to occur in late November 2021.*

**ADJOURNMENT**

*Chair Lepper adjourned the meeting at 7:42 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission

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