

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Frenn; Vice Chair Gotberg; Kiehne; Chair Lepper; List

Members Present: Frenn; Vice Chair Gotberg; Kiehne; Chair Lepper; List

Members Absent: None

Staff Present: Director Rivas; City Planner Painter; I.T. Director Tanger

CONSENT CALENDAR

- 1. Consideration to Approve Agenda**
- 2. Consideration to Approve December 21, 2021 Regular Meeting Minutes**

Motion: Chair Lepper, second by Frenn to approve the Consent Calendar, amending the Agenda to move Item 4 to be heard before Item 3. Motion carried by voice vote.

ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

- *None*

ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) NOT ON AGENDA

(The Planning Commission is not permitted to take action on issues raised under this item)

- *None received*

COMMUNICATIONS

- *None*

PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS (if applicable)

- *None*

ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

4. 3001 Jacquier Road – Site Plan Review 21-03, Variance 21-01 & Variance 21-02

Consideration of a Site Plan Review and Variance requests by Apple Hill Hospitality LLC, Applicant, and Brett Miller – Eat.Drink.Sleep, Developer:

- 106 room hotel including: meeting facilities, guest dining, parking, landscaping and miscellaneous roadway improvements;
- a variance request to allow an average building height of 46 feet 7 inches in lieu of 40 feet in a Highway Commercial Zone; and
- a parking variance to allow a total of 44% compact parking stalls in lieu of 20%.

The subject site is 3.01 acres generally located north of the intersection of Highway 50 and Point View Drive between Cardinal Drive and Smith Flat Road. Assessor's Parcel Nos. 048-

290-042 (hotel) and -044 (parking); and 2821 Jacquier Road, Assessor's Parcel No. 048-210-038, a 13.71 acre site to contain a 6.6 acre storm water detention basin.

Environmental Document: Mitigated Negative Declaration (SCH# 2003082130) previously adopted for the previously approved hotel projects (Holiday Inn Express and the Hampton Inn and Suites) on the subject sites and shall remain applicable for this request

Director Rivas announced the request by the project owner to continue the item to the January 4, 2022 Regular Meeting to illness in the project owner's family. Speakers: John Clerici; Janet Kelly; Barry Batchelor.

Motion by List, second by Kiehne to continue the project request to the January 4, 2022 Regular Meeting.

*Action: Motion approved 5-0 on roll call vote:
Frenn: Aye; Vice Chair Gotberg: Aye; Kiehne: Aye; Chair Lepper: Aye; List: Aye.*

CEREMONIAL MATTERS

3. Consideration to Adopt of a Resolution Expressing Appreciation to City Planner Andrew Painter for his Service as Staff Liaison to the Planning Commission

Motion: Kiehne, second by Frenn to adopt Resolution 2021-03: Resolution of Appreciation.

*Action: Motion approved 5-0 on roll call vote:
Frenn: Aye; Vice Chair Gotberg: Aye; Kiehne: Aye; Chair Lepper: Aye; List: Aye.*

CONTINUED ITEMS (if applicable)

- *None*

NEW BUSINESS (if applicable)

- *None*

MATTERS FROM COMMISSIONERS AND STAFF

Member Frenn reminded those present of the recent City Council Strategic Planning Workshop; asked status of short-term rental ordinance regulations.

ADJOURNMENT

Chair Lepper adjourned the meeting at 6:43 p.m.

Pierre Rivas, Director
Development Services Department