

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, APRIL 16, 2024 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

CLOSED SESSION: None Scheduled

6:00 P.M. OPEN SESSION

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Chair Frenn called the meeting to order at 6:02 p.m. and the Pledge of Allegiance to the Flag was recited.

2. ROLL CALL:

Members Present: Carter, Chair Frenn, Vice Chair Kiehne, Lepper, Smith

Members Absent: None

Staff Present: Development Services Director Rivas, Associate Planner Hunter

3. CLOSED SESSION REPORT: *None*

4. ADOPTION OF AGENDA:

Motion: In a single motion Commissioner Carter, seconded by Commissioner Lepper, moved to approve the Agenda. Motion carried 5-0.

5. CONSENT CALENDAR:

5.1. Approve the Minutes of the Regular Planning Commission Meeting of April 2, 2024

Vice Chair Kiehne pulled the draft Minutes of April 2, 2024 for discussion.

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable):

Following discussion, in a single motion Commissioner Smith, seconded by Commissioner Carter, moved to approve the Minutes of April 2, 2024 as presented. Motion carried 4-0. Commissioner Lepper abstained.

7. ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDIZED ITEMS:

Public comment was heard by Michael Drobesch.

8. WRITTEN COMMUNICATIONS – NON-AGENDIZED ITEMS: *None*

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: *None*

10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS:

10.1. Site Plan Review (SPR) 22-06-E: McDermott Duplex One-Year Extension.

Consideration of a request for a one (1) year extension of SPR 22-06 for the construction of a residential duplex comprising 1,196 square feet and 2,691 square

feet within the Cedar Ravine Historic District and to find the request exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3); Location: 3095 Cedar Ravine Road, Placerville, CA. / APN 004-011-054; Property Owner/Applicant: Michael McDermott. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report dated April 16, 2024. Director Rivas and Associate Planner Hunter answered questions of the Commission.

In a single motion, Commissioner Lepper, seconded by Vice Chair Kiehne, moved to approve Site Plan Review (SPR) 22-06-E as presented; and to:

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings in support of the twelve-month time extension request for SPR 22-06-E:*
 - 1. The request for a time extension is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), in that the request has no possibility of a significant effect on the environment and is therefore not subject to CEQA.*
 - 2. No changes to the Zoning Ordinance have occurred since project approval in 2022 that would have relevance to the project.*
 - 3. There are no changes proposed by the project proponents.*
- III. Grant a twelve-month time extension for Site Plan Review (SPR) 22-06-E from April 4, 2024 to April 4, 2025, subject to the following condition:*
 - 1. All Conditions of Approval approved by the Planning Commission on October 4, 2022 for SPR 22-06 shall remain in effect and shall be included by reference with the twelve-month time extension request approval.*

SPR 22-06 Conditions of Approval

- 1. Approval. Construction of a two-unit multi-family residential structure located at 3095 Cedar Ravine Road, APN 004-011-054. Approval is based upon the analysis provided in staff's October 4, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except where deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:*
 - i. Planning and Site Plan Review Application, including the Project Narrative, Environmental Information Form, Example Lighting Styles, and proposed color pallet (Sherwin Williams brochure) received August 25, 2022, prepared by Snowline Construction Company;*
 - ii. Site Plan, Topographic Survey, Sheet 1 of 1, prepared by Brandan Williams, Northern California Geomatics, received August 25, 2022; the applicant*

shall submit to the City an updated tree table including the correct tree species.

- iii. Topographic Percentage of Grade, Sheet 1 of 1, prepared by Northern California Geomatics, received August 25, 2022;*
 - iv. Grading Plan, Sheet C1, prepared by Nicole Young, P.E., received August 25, 2022;*
 - v. Structural Elevations, Sheets 4 and 5, prepared by Jim Mault, Snowline Construction Company, received August 25, 2022; and*
 - vi. Site and Vicinity Photos, Sheets P1 and P2, prepared by Jim Mault, Snowline Construction Company, received August 25, 2022.*
- 2. Project Location. The Project site is located at 3095 Cedar Ravine Road, Placerville. APN: 004-011-054. SPR 22-06 shall apply only to the project location and cannot be transferred to another parcel.*
 - 3. Site Plan Review Expiration. The approval of the 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 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. 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.*
 - i. The applicant shall provide a tree protection plan and/or a tree retention plan to be reviewed by the City to be approved by staff.*
 - 5. Runs with the Land. The terms and conditions of approval of Site Plan Review 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.*
 - 6. Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
 - 7. All construction shall be limited to Monday through Friday, only between the hours of 8:00 am to 5:00 pm, with no construction permitted on weekends or City or state recognized holidays.*
 - 8. Permits Required:*

- i. *The applicant shall obtain grading and building permits prior to construction. The duplex should be designed to meet all California Building and Fire Codes.*
 - ii. *The applicant shall obtain an encroachment permit from the Engineering Department prior to construction of driveway encroachment and making water or sewer connections to City mains.*
9. *City staff shall work with the applicant to alter the proposed railing from metal to wood and the proposed windows to include those with divided lines.*

*Action: Motion carried 5-0 on voice vote
Ayes: Carter, Frenn, Kiehne, Lepper, Smith
Nays: None*

Absent: None

Chair Frenn informed the public that there is a 10-day appeal period.

10.2. Site Plan Review (SPR) 21-04-R: Gold Country Inn Exterior Modifications.

Consideration of a request within the Highway Commercial / Airport Overlay (HWC/AO) Zone for exterior alterations to an existing motel resulting in a major change to an approved Site Plan Review, including (1) Modification of approved glass block in-fill windows to siding with faux windows; (2) Modification of approved metal railings to maintain the existing wood railings; and (3) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301; Location: 1332 & 1340 Broadway, Placerville, CA. / APN 004-131-044 & 004-131-042; Property Owner: GSONS 1332 Broadway, LLC; Agent: Josh Divelbiss, DVB Architecture. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report dated April 16, 2024. Director Rivas and Associate Planner Hunter answered questions of the Commission.

Public comment was heard by the project applicant, Paresh Gajiwala.

In a single motion, Commissioner Carter, seconded by Commissioner Lepper, moved to approve revised Site Plan Review (SPR) 21-04-R as presented; and to:

- I. *Adopt the Staff Report as part of the public record.*
- II. *Make the following findings in support of the SPR 21-04-R request:*
 - 1. *The request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301, as the project includes the alteration of the exterior of an existing motel that will not result in an expansion of the use.*

2. *The project site, APN 004-131-044 & 004-131-042, 1332 Broadway and 1340 Broadway, contains two (2) two-story motel buildings located within the Highway Commercial / Airport Overlay Zone (HWC/AO).*
 3. *The project request is consistent with Placerville General Plan Community Design Element Goal I, in that the project does not detract from the nature and character of appropriate nearby established development. The project will add architectural and visual interest to Upper Broadway and contribute to the growth in the area.*
 4. *The project request is consistent with the purpose, intent, and criteria of Zoning Ordinance §10-4-9: Site Plan Review and the Development Guide as the project includes changes that add aesthetic value and benefit the pedestrian orientation while remaining consistent with the previously approved mountain modern architectural style previously approved.*
- III. *Conditionally approve SPR 21-04-R located at 1332 and 1340 Broadway, based on the project information and findings included in the Staff Report, and subject to the previously approved Conditions of Approval as modified:*

1. *This site plan review approval authorizes exterior modifications to the existing 45 room motel comprising two, two-story hotel buildings comprising 11,333 sq. ft. and 10,400 sq. ft. respectively. The exterior modifications shall be consistent with plan submittals dated February 7, 2022 including: Sheets A1, A2, A3, A4, A5, A6, A7, E100, and E101 (Attachment 3).*

The approved exterior modifications shall be consistent with the approved plans, including the following:

- i. *Plan Set Sheets A1, A2, A3, E100, and E101 (February 7, 2022)*
 - ii. *Plan Set Sheets A4, A5, A6, and A7 (March 1, 2024)*
2. *Exterior lighting shall comply with luminaire specifications sheets as described herein (Attachment 4) and comply with the photometric site analysis (Sheet E101) and pole light detail (Sheet E100).*
 3. *The Trash Enclosure detail plan (Sheet A2) shall comply with AB 1383 requiring a dedicated food waste collection bin, if required. The proposed trash enclosures shall be subject to the review of El Dorado Disposal.*
 4. *All exterior mechanical equipment, propane tank, etc., shall be screened subject to approval by the Development Services, if applicable.*
 5. *A final landscape plan substantially consistent with the approved Preliminary Landscape Plan (Sheet L0) dated November 19, 2021, Planting Plan (Sheet L2), and shall be submitted to Development Services for final approval.*
 6. *A final Irrigation Plan (Sheet L1) and Landscape Details (Sheet L3) shall be submitted and certified by a licensed landscape architect to meet the City's Water*

Efficient Landscape Regulations (City Code Title 10, Chapter 6); and comply with mulch use requirements of Code Section 7-1B-11 Model Water Efficient Landscaping Ordinance Requirements (MWELO) if applicable.

- 7. A Landscape Maintenance Agreement between the property owner and the City is required by Code to be recorded against the property, prior to issuance of a construction permit, to maintain landscaping in a healthy and weed-free condition in conformance with the approved Landscape Plan.*
- 8. All asphalt concrete parking areas shall maintain a minimum PCI pavement condition index of 65 or above.*
- 9. Complete and return to the Planning Commission a Master Sign Package prior to installation of any signage.*
- 10. Submit three complete construction copies of the proposed building plans. The building should be designed to meet all the 2019 California Building, Plumbing, Mechanical, Fire Codes, and accessibility requirements.*
- 11. Comply with PG&E's conditions of approval as stated in the attached letter dated March 23, 2022 (Attachment 5).*
- 12. Site Plan Review Expiration. The approval of the 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. 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 the project when granting the extension.*
- 13. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.*
- 14. Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures. Deviations from the above-described approval will constitute a violation of permit approval. Revisions to the Site Plan Review include any changes to the exterior, including windows and siding.*
- 15. 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.*
- 16. The Applicant is responsible for obtaining a Building Permit prior to construction.*

17. All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.

Action: Motion carried 5-0 on voice vote
Ayes: Carter, Frenn, Kiehne, Lepper, Smith
Nays: None

Absent: None

Chair Frenn informed the public that there is a 10-day appeal period.

11. CONTINUED ITEMS: None

12. NEW ITEMS:

12.1. Review of the draft Placerville Public Art Master Plan prepared by Arts and Culture El Dorado and forward comments to City Council

Director Rivas provided a Staff Report on the draft Placerville Public Art Master Plan (Plan) and answered questions of the Planning Commission.

Public comment was heard by Terry LeMoncheck, Sue Taylor, and Kathy Lishman.

Chair Frenn encouraged the Planning Commissioners to submit individual comments to Staff by May 10, 2024 in order to make the May 14, 2024 City Council Meeting.

12.2. Consideration of a Historic District Standing Committee

Chair Frenn informed the Commission that there is a continued need for more effort regarding the City's Historic Districts. Based on discussion with Staff, Chair Frenn would like to change the item from consideration of a Standing Committee to a Special Committee.

Written comment by Chair Frenn was distributed prior to the meeting and made available to the Public.

Public comment was heard by Sue Taylor.

Following discussion, Chair Frenn proposed to create a Special Committee with a task of refining and finalizing the memorandum provided to the Commission on April 2, 2024 to be brought back to Planning Commission for the June 18, 2024 meeting, subject to Staff's availability.

In a single motion, Commissioner Smith, seconded by Commissioner Lepper, moved to create the Special Committee as described.

*Action: Motion carried 5-0 on voice vote
Ayes: Carter, Frenn, Kiehne, Lepper, Smith
Nays: None*

Absent: None

12.3. Election of Officers for 2024 (Chair and Vice Chair): Per Article 5 (b) of the Planning Commission By-Laws, at the first regular meeting on or after March 1st, the Commissioners shall elect the officers of Chair and Vice Chair for one-year terms. The Chair and Vice Chair shall take office at the following meeting.

Per Article 5(b) of the Planning Commission Bylaws, there must be five members present at the meeting to elect officers otherwise the matter will be continued to the next regular meeting.

Chair Frenn nominated Vice Chair Kiehne for Chair, seconded by Commissioner Lepper. Vice Chair Kiehne accepts the nomination. Nomination approved 5-0 by voice vote.

Vice Chair Kiehne nominates Commissioner Carter for Vice Chair, seconded by Commissioner Lepper. Commissioner Carter accepts the nomination. Nomination approved 5-0 by voice vote.

13. MATTERS FROM COMMISSIONERS AND STAFF

13.1. Staff Reports:

Director Rivas informed the Commission that work is continuing on the Mackinaw Hotel.

Director Rivas informed the Commission that Staff is working with DR Horton for a 70 unit single-family subdivision within the Ridge at Orchard Hill, to be located behind the Mallard Affordable Apartments.

Director Rivas informed the Commission that Cottonwood Phases 4 & 6 continues to move forward. The Commission is encouraged to look at the model homes.

Director Rivas informed the Commission that Staff is continuing to meet with the developers for the Oborn Subdivision, proposed to the east of Cottonwood 4 & 6, for a 49-lot single-family residential subdivision.

Director Rivas provided an update on the Affordable Housing Projects (Mallard, Middletown, and Clementine).

Associate Planner Hunter informed the Commission that there will not be a meeting on May 7, 2024. The next meeting is scheduled for May 21, 2024.

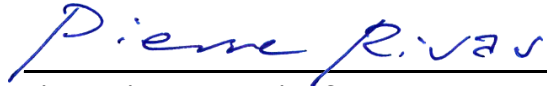
13.2. Planning Commission Matters:

Commissioner Carter noted the progress of the Broadway Improvement Project and how Upper Broadway is being transformed.

Vice Chair Kiehne thanked Chair Frenn for his continued work on the Commission.

14. ADJOURNMENT

Chair Frenn adjourned the meeting at 9:12 p.m.



Pierre Rivas, Executive Secretary
Development Services Director