

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, AUGUST 20, 2024, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**CLOSED SESSION:** None Scheduled

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**6:00 P.M. OPEN SESSION**

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

*Chair Kiehne called the meeting to order at 6:00 p.m. and the Pledge of Allegiance to the Flag was recited.*

**2. ROLL CALL:**

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

**Members Absent:** Frenn

**Staff Present:** Development Services Director Rivas, Associate Planner Hunter

**3. CLOSED SESSION REPORT:** *None*

**4. ADOPTION OF AGENDA:**

*In a single motion Commissioner Carter, seconded by Commissioner Lepper, moved to approve the Agenda as amended. Motion carried 4-0 on voice vote.*

**5. CONSENT CALENDAR:**

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

*Chair Kiehne pulled the Draft Minutes of July 2, 2024 for discussion.*

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

*Chair Kiehne requested modifications to the Draft Minutes of the July 2, 2024 Planning Commission Meeting to reflect the abstention of Commissioner Frenn.*

*In a single motion, Commissioner Smith, seconded by Chair Kiehne, moved to approve the minutes of July 2, 2024 as amended. Motion carried 2-0-2 on voice vote. Vice Chair Carter and Commissioner Lepper abstained.*

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

*Public comment was heard by Phillip (Flip) Darnell.*

**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) 24-06: Historic District Review.** Consideration of a Site Plan Review application within the Medium Density Multi-Family Residential / Historic District Zone to modify an existing single-family residence to: (1) Remove the existing

pressboard siding from the northern and eastern (front) elevations to reveal original wood siding; (2) Patch, repair, and replace original wood siding to match as necessary, using milled wood; (3) Remove and replace the existing contemporary aluminum door with a solid wood door in an Arts and Crafts bungalow style; and (4) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and Section 15331; Location: 3066 Cedar Ravine Road, Placerville, CA. / APN: 003-241-008; Property Owner: Jacob Rigoli and Sean Manwaring. Staff: Kristen Hunter.

*Commissioner Smith recused himself from the item and removed himself from the dais.*

*Commissioner Carter disclosed that he knows the applicants and briefly spoke with them; no details of the application were discussed.*

*Associate Planner Hunter presented the Staff Report dated August 20, 2024. Associate Planner Hunter and Director Rivas answered questions of the Commission.*

*Public comment was heard by the applicants, Jacob Rigoli and Sean Manwaring.*

*In a single motion, Commissioner Lepper, seconded by Commissioner Carter, moved to approve Site Plan Review (SPR) 24-06 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 24-06 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 and Section 15331, as the project includes the modification of an existing structure that will result in no expansion of the existing use and that the project would complete the maintenance and reconstruction in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring, and Reconstructing Historic Buildings.*
  - 2. The project site, APN 003-241-008, addressed 3066, 3068, and 3070 Cedar Ravine Road, contains three (3) single-family residential dwellings that are located within the Cedar Ravine Historic District. The subject 756 square foot single-family dwelling (addressed 3066 Cedar Ravine Road) is not included in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*
  - 3. The project request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual qualities of the proposed exterior alterations are compatible with the visual attributes of neighboring structures within the Historic District. The project is consistent with Goal I of the Community Design Element in that it includes the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.*

4. *The project request is consistent with Placerville General Plan Housing Element Goal F Policy 4 and Natural, Cultural and Scenic Resources Element Goal G Policy 6 in that the project preserves existing housing stock and would restore and maintain an existing older structure within the Cedar Ravine Historic District.*
5. *The project request is consistent with the purpose, intent, and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*
6. *The project request is consistent with City of Placerville Development Guide design guidelines for structures within a historic district.*

*III. Conditionally approve SPR 24-06 located at 3066 Cedar Ravine Road, based on the project information and findings included in the Staff Report and Memorandum, and subject to the Conditions of Approval:*

1. *Approval of SPR 24-06 to modify an existing single-family residence within the Cedar Ravine Historic District including: (1) Remove the existing pressboard siding from the northern and eastern (front) elevations to reveal original wood siding; (2) Patch, repair, and replace original wood siding to match as necessary, using milled wood; (3) Remove and replace the existing contemporary aluminum door with a solid wood door in an Arts and Crafts bungalow at the dwelling addressed 3066 Cedar Ravine Road, APN 003-241-008.*

*Approval is based upon the analysis provided in Staff's report to the Planning Commission on August 20, 2024, and limited to compliance with the project description and Applicant Submittal Package as well as all other Conditions of Approval set forth herein.*

*The approved plans are as follows:*

- i. *Applicant Submittal Package: Site Plan, Photographic Elevations, Project Narrative, and History of 3066 Cedar Ravine Road (July 12, 2024).*
2. *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.*
3. *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.*
4. *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.*

5. *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.*
6. *The Applicant shall obtain a Building Permit prior to construction.*
7. *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 3-0 on roll call vote*

*Ayes: Carter, Kiehne, Lepper*

*Nays: None*

*Recused: Smith*

*Absent: Frenn*

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

**10.2. Site Plan Review (SPR) 90-04-R2: Historic District Review.** Consideration of a Site Plan Review (SPR) revision request within the Medium Density Multi-Family Residential / Historic District (R3/H) Zone to: (1) Remove the existing redwood railing on the west elevation of the single-family residence; (2) Installation of replacement ornamental iron railing, painted white, on the west elevation of the single-family residence; (3) Removal and replacement of a wooden window from the west elevation of the existing 780 square foot garage with a composite window; and to (4) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and 15331; Location: 3079 Cedar Ravine Road, Placerville, CA. / APN: 004-011-060; Property Owner: Mark Anthony Munoz and Patricia Foley-Munoz. Staff: Kristen Hunter.

*Commissioner Smith recused himself from the item and removed himself from the dais.*

*Associate Planner Hunter presented the Staff Report dated August 20, 2024. Associate Planner Hunter and Director Rivas answered questions of the Commission.*

*Public Comment was heard by the project applicants, Patricia Foley-Munoz and Mark Anthony Munoz. Public comment was heard by Phillip (Flip) Darnell and Jacob Rigoli, residents of Cedar Ravine Road.*

*In a single motion, Commissioner Carter, seconded by Commissioner Lepper, moved to approve Site Plan Review (SPR) 90-04-R2 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 90-04-R2 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 and Section 15331, as the project includes the modification of an existing structure that will result in no expansion of the existing use and that the project would complete the maintenance and reconstruction in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring, and Reconstructing Historic Buildings.*
- 2. The project site, APN 004-011-060, addressed 3079 Cedar Ravine Road, contains a single-family dwelling located within the Cedar Ravine Historic District. The subject 1,052 square foot single-family dwelling is not included in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*
- 3. The project request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual qualities of the proposed exterior alterations are compatible with the visual attributes of neighboring structures within the Historic District. The project is consistent with Goal I of the Community Design Element in that it includes the reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.*
- 4. The project request is consistent with Placerville General Plan Housing Element Goal F Policy 4 and Natural, Cultural and Scenic Resources Element Goal G Policy 6 in that the project preserves existing housing stock and would restore and maintain an existing older structure within the Cedar Ravine Historic District.*
- 5. The project request is consistent with the purpose, intent, and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*
- 6. The project request is consistent with City of Placerville Development Guide design guidelines for structures within a historic district.*

*III. Conditionally approve SPR 90-04-R2 located at 3079 Cedar Ravine Road, based on the project information and findings included in the Staff Report, and subject to the Conditions of Approval:*

- 1. Approval of SPR 90-04-R2 to modify an existing single-family residence within the Cedar Ravine Historic District including: (1) Remove the existing redwood railing on the west elevation of the single-family residence; (2) Installation of replacement ornamental iron railing, painted white, on the west elevation of the single-family residence; (3) Removal and replacement of a wooden window from the west*

*elevation of the existing 780 square foot garage with a composite window at the parcel addressed 3079 Cedar Ravine Road, APN: 004-011-060.*

*Approval is based upon the analysis provided in Staff's report to the Planning Commission on August 20, 2024, and limited to compliance with the project description and Applicant Submittal Package as well as all other Conditions of Approval set forth herein.*

*The approved plans are as follows:*

- i. Revised Project Description (June 21, 2024); and*
  - ii. Photographs of Garage Window (June 3, 2024).*
- 2. 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.*
  - 3. 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.*
  - 4. 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.*
  - 5. 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.*
  - 6. The applicant shall obtain a Building Permit prior to construction.*
  - 7. 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.*

***Conditions of Approval – SPR 90-04-R (June 6, 2023)***

- 1. Approval of SPR 90-04-R to: 1. Replace five (5) windows visible from Cedar Ravine Road with inserts of the same material; and 2. Replace four (4) windows not visible from Cedar Ravine Road with composite inserts at the existing primary dwelling located at 3079 Cedar Ravine Road, APN 004-011-060.*

*Approval is based upon the analysis provided in Staff's June 6, 2023 report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package listed below (i - iv) as well as all other Conditions of Approval set forth herein.*

- i. Historical District Review Application (April 14, 2023);*
- ii. Site Plan (April 14, 2023);*
- iii. Site Photographs (April 14, 2023); and*
- iv. Proposed Anderson Window, 400 Series Tilt-Wash Double-Hung Windows (April 14, 2023).*

*Action: Motion carried 3-0 on roll call vote  
Ayes: Carter, Kiehne, Lepper  
Nays: None*

*Recused: Smith  
Absent: Frenn*

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

**10.3. Site Plan Review (SPR) 23-09-R: Apple Farm Place Exterior Elevation Modifications and Master Sign Plan Amendment.** Consideration of a Site Plan Review (SPR) revision request within the Highway Commercial /Airport Overlay (HWC/AO) Zone to: (1) Modify the previously approved building elevations with respect to color, material, and roofline for the building addressed 1426-1480 Broadway; (2) Amend the Master Sign Plan for the shopping center (Apple Farm Place); and to (3) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301. Location: 1426-1498 Broadway, Placerville, CA. / APN: 004-201-030 & 004-201-028; Property Owner/Applicant: Leonard Grado, Apple Farm Place, LLC. Staff: Kristen Hunter.

*Associate Planner Hunter presented the Staff Report dated August 20, 2024. Associate Planner Hunter and Director Rivas answered questions of the Commission.*

*Public comment was heard by the project applicant, Leonard Grado.*

*In a single motion Commissioner Lepper, seconded by Commissioner Kiehne, moved to approve Site Plan Review (SPR) 23-09-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 23-09-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 an existing private structure that involves no expansion of the existing use.*

2. *The project site, APN 004-201-030 and -028, contains a shopping center comprised of two single-story buildings (1426-1480 Broadway and 1484-1498 Broadway) located within the Highway Commercial Zone / Airport Overlay.*
  3. *The project request is consistent with Placerville General Plan Community Design Element in that the proposed elevations and sign package shall visually enhance Apple Farm Place and shall maintain a distinctive architectural style in a manner that enhances Placerville's character. Furthermore, the proposed amendment to the sign package would result in signage of professional quality, logical placement on the shopping center, provide adequate signage for each business, and increase safety for customers. Given the site-specific conditions regarding sign visibility, the requested increase in the total sign area is warranted.*
  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 architectural style.*
  5. *Approval is based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval included in Attachment 1 of the Staff Report dated August 20, 2024.*
- III. *Conditionally approve SPR 23-09-R located at 1426-1480 Broadway (APN 004-201-030 & -028), based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval:*
1. *Approval of SPR 23-09-R to modify an existing shopping center (Apple Farm Place), including: (1) Modification of the previously approved building elevations with respect to color, material, and roofline for the units addressed 1426-1480 Broadway; and (2) Amending the Master Sign Plan for the shopping center to allow each tenant one (1) wall sign and one (1) under canopy projecting sign in addition to the two (2) previously approved pole signs.*

*Approval is based upon the analysis provided in Staff's report to the Planning Commission on August 20, 2024, and limited to compliance with the project description and Applicant Submittal Package as well as all other Conditions of Approval set forth herein.*

*The approved plans are as follows:*

- i. *Site Plan (April 1, 2024);*
- ii. *Revised Elevations (July 22, 2024);*
- iii. *Revised Master Sign Plan (August 1, 2024); and*
- iv. *Project Description (May 9, 2024).*

2. *The applicant shall revise page 4 of the Master Sign Plan package as follows “Maximum sign ~~height either single line or stacked copy or any combination of logos, letters, etc.~~ shall not exceed 72”.* The revised page shall be submitted to the Development Services Department prior to issuance of sign permits.
3. *Signs shall consist of one (1) 40-foot pole sign, one (1) 18-foot pole sign, one (1) wall sign per tenant, and one (1) under canopy projecting sign per tenant. Wall signs for minor / pad tenants shall not exceed 42 inches in height and wall signs for anchor tenants shall not exceed 72 inches in height. All wall signs shall not exceed 3 square feet of signage per one foot of unit frontage.*
4. *All signs shall be maintained in good condition and sign lighting shall be kept fully functioning and operational.*
5. *The property owner shall be responsible for ensuring that each tenant is made aware of and complies with the Master Sign Plan.*
6. *All signs shall conform to Sign Elevations and Location exhibit prepared by Alpha Architectural Signs & Lighting within the Applicant Submittal Package. All signage shall be maintained in a safe and clear readable condition and shall not be permitted to fall into a state of disrepair. An amendment to the Master Sign Plan or Conditional Use Permit will be required to add any further signage on the parcel.*
7. *The base of under canopy signs shall be 8 feet from the sidewalk / ground to conform with Zoning Ordinance Section 10-4-17(G)4c.*
8. *The applicant shall submit to the Development Services Department and Engineering Department On-Site Improvement Plans prior to issuance of occupancy.*
9. *Site Plan 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.*
10. *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.*
11. *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.*

12. *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.*
13. *The applicant shall obtain a Building Permit prior to construction. The applicant shall obtain a Building Permit prior to installation of signage.*
14. *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.*

***Conditions of Approval – SPR 23-09, CUP 23-02, VAR 23-03 (July 18, 2023)***

1. *Approval of SPR 23-09, CUP 23-02, and VAR 23-03 to: (1) Remodel the existing “Apple Farm Place” retail shopping center (formerly Carriage Trade Center); (2) Modification of building elevations for the entire center; (3) Approve a Master Sign Plan for the entire center, including two (2) pole signs; and (4) Revise parking configuration, landscaping, and exterior lighting.*

*Approval includes the following Applicant Submittal Documents:*

- i. *“Apple Farm Place” Project Description (July 6, 2023);*
- ii. *Apple Farm Place Plan Set: Existing Site Conditions (S1); Overall Site Plan (S2); Detailed Site Plan, East (S3); Detailed Site Plan, West (S4); Preliminary Landscape Plan (L1); Harbor Freight Elevation (A3.1); Elevations (A3.1 and A3-1R); Accessible Path of Travel (A1);*
- iii. *Pole Sign Plans, Page 1-5 (July 6, 2023);*
- iv. *“Apple Farm Place” Sign Criteria (July 6, 2023)*
- v. *Trash Enclosures (A-TR)*
- vi. *Lighting Plans and Specifications: Sheet L-F1 (July 6, 2023) and NUVO 65-757 Specification Sheet (June 27, 2023); and*
- vii. *Mural Images (July 10, 2023).*

*Approval does not include entitlements on APN 004-201-028 for the future fast-food drive through, landscaping, and exterior modifications to 1484-1498 Broadway.*

2. *The applicant shall submit a revised landscaping plan for Planning Commission review and approval following subsequent Site Plan Review application(s) for 1484-1498 Broadway and the future fast-food restaurant.*
3. *The applicant shall submit a Final Landscape Plan and Final Irrigation Plan following approval of revised landscaping by Development Services Department Staff.*
4. *The applicant shall enter into a Landscape Maintenance Agreement (LMA) with the City for the approved Landscape Plan for continued maintenance of landscaping, landscape islands, hardscape, and walkways.*
5. *Parking lot paving shall be maintained at a PCI (pavement condition index) not*

*less than 56. Wheel strips shall be maintained in sound condition.*

- 6. The applicant shall install five (5) bicycle racks, each with a total capacity of four (4) bicycles, on site. The locations of the proposed bicycle racks shall be included on a revised site plan and submitted to Development Services for review and approval.*
- 7. The applicant shall provide Development Services for review and approval any site furnishings to be included on site, including benches, small trash receptacles, and shopping cart corrals. No exterior kiosks, merchandise dispensaries, and repositories shall be permitted, with the exception of newspaper and magazine racks.*
- 8. All roof mechanical equipment visible from the public right-of-way shall be screened.*
- 9. The Applicant is responsible for complying with SB 1383 regarding organic waste material.*
- 10. New pole sign shall be set back from the property line 1 foot for each foot in height, 18 feet.*
- 11. The right-of-way lines shall be included on the revised site plan to accurately reflect the City right-of-way along Broadway. Project improvement plans and revised site plan shall show proposed parking and landscaping outside of the right-of-way.*
- 12. The project shall comply with all pertinent City Ordinances and City standard street cross-section details of construction available at the office of the City Engineer.*
- 13. The Applicant shall be responsible for maintenance and upkeep of all slopes, existing and proposed landscape areas and irrigation systems within the project site.*
- 14. Prior to issuance of permits for improvements, the Applicant is responsible for El Dorado Fire Protection District approval. Improvements must comply with Fire District requirements.*
- 15. If utility relocations or revisions to public improvements are necessary for any of the required on-site improvements, the Applicant shall be responsible for all work and costs associated with that work.*
- 16. All existing utilities (including, but not limited to, electric and telecommunications) shall be shown on the improvement plans.*
- 17. In accordance with the City's MS4 permit requirements (Water Quality Order No. 2013-0001-DQW, General Permit No. CAS000004) with the Central Valley Regional Water Quality Control Board, the Engineering Department hereby requires the applicant to comply with City Code Sections 7-15-14, 10-8-35, and 10-8-36. Low Impact Development measures will also be required.*

18. *All drainage inlets shall be marked “Do not Dump – Flows to Creek.”*
19. *The Applicant is responsible for construction of a concrete cut-off curb of minimum six (6”) inches below aggregate base level at all sag locations for locations where irrigated landscaped areas abut public roadways. Provide subsurface curtain drain to collect irrigation runoff.*
20. *The Applicant is responsible for obtaining an encroachment permit from the City Engineering Department for any work within City right-of-way or City facilities and utilities.*
21. *Except as otherwise specified or provided for in the project plans in these Conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).*
22. *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.*
23. *Exterior lighting shall be shielded. New lighting fixtures on the front and rear elevations of the building (1426-1480 Broadway) shall comply with those included in the Applicant Submittal Package (Attachment 7 of the Staff Report). Rear lighting fixtures shall be angled such that illumination is limited to the rear parking and loading area and is minimized off-site. All lighting shall comply with Section 10-4-16 of the City Code.*
24. *Applicant shall record a Reciprocal Parking Agreement.*
25. *Lighting of outdoor signage shall be reduced between 12:00 am – 6:00 am.*

***Conditions of Approval – SPR 73 and VAR 73-07***

1. *If shopping carts are used, storage in the parking lot be provided.*

*Action: Motion carried 3-0-1 on roll call vote  
 Ayes: Carter, Kiehne, Lepper  
 Nays: None  
 Abstain: Smith*

*Absent: Frenn*

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

**11. CONTINUED ITEMS:** *None*

**12. NEW ITEMS:** *None.*

### 13. MATTERS FROM COMMISSIONERS AND STAFF

#### 13.1. Staff Reports:

*Director Rivas provided the Commission a written summary of Current Division projects and reviewed Staff workload and answered questions of the Commission.*

*Associate Planner Hunter informed the Commission that the next scheduled meeting is September 3, 2024.*

#### 13.2. Planning Commission Matters:

*None.*

##### 13.2.1. Special Committee Report(s): Report by the Historic Review Special Committee to the Planning Commission.

*The Commission discussed the written comments from Commissioner Lepper and Commissioner Frenn, provided in the Planning Commission Packet.*

*Commissioner Carter to revise the Special Committee's Memorandum to reflect comments received and to make the Memorandum a compilation of actionable items.*

*Chair Kiehne to prepare a cover letter for the transmittal to City Council.*

### 14. ADJOURNMENT

*Chair Kiehne adjourned the meeting at 9:03 p.m.*



Kristen Hunter, Executive Secretary  
Associate Planner