

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, SEPTEMBER 17, 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 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, Frenn, 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:

Commissioner Kiehne proposed to the Commission adjusting the order of the agenda, to move Item 9.1 to follow Item 10, Environmental Assessments / Public Hearings. In a single motion Commissioner Frenn, seconded by Vice Chair Carter, moved to approve the Agenda. Motion carried 4-0-1 on voice vote. Commissioner Smith abstained.

5. CONSENT CALENDAR:

5.1. Approve the Minutes of the Regular Planning Commission Meeting of September 3, 2024

Vice Chair Carter pulled the Draft Minutes of September 3, 2024 for discussion.

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

The Commission discussed the Draft Minutes.

In a single motion, Commissioner Frenn, seconded by Vice Chair Carter, moved to approve the minutes of September 3, 2024 as presented. Motion carried 4-0-1 on voice vote. Commissioner Smith abstained.

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

Public comment was heard by Michael Drobesh.

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

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:

9.1. Sea-Land Containers Presentation.

Staff requested direction from the Planning Commission regarding regulations for the use of sea-land containers within the City of Placerville. Associate Planner Hunter provided a presentation to the Planning Commission on current regulations for sea-land containers, an overview of considerations for regulations, and Staff recommendations. Director Rivas and Associate Planner Hunter clarified that Staff is seeking directions specific to permanent installations of sea-land containers and that current regulations for temporary placement are not proposed for changes.

Public comment was heard by Ruth Carter, Sean Briggs, and Michael Drobesch.

Commissioner Smith requested a subsequent presentation and specific examples of issues.

Commissioner Frenn indicated that sea-land containers should be restricted in residential zones. For non-residential zones, the discretionary process (Site Plan Review) should continue; however, for residential zones possible ministerial process.

Commissioner Lepper noted that the M.O.R.E. sea-land container approved in 2022 is a good example. Screening requirements may be too extreme, but a color pallet or matching the primary building would be preferable. Commissioner Lepper indicated that she was not sure about stacking outside of the Industrial zone; however, there are new uses for containers (restaurants, etc.) that she would not want to outright prohibit. Containers should be allowed within residential zones but should have a discretionary review.

Vice Chair Carter stated that stacking should only occur in commercial and industrial zones. The addition of a roof structure would add safety and architectural elements to the container. For permanent placement, a slab should be considered, and the sea-land container should be painted to match the existing structure. Additionally, sea-land containers should be prohibited in the historic districts.

10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS:

10.1. Site Plan Review (SPR) 99-02-R: Starbucks Coffee Sign Plan and Site Plan Amendment. Consideration of a Master Sign Plan revision and Site Plan Review revision within the Highway Commercial / Airport Overlay Zone for Starbucks to: (1) Removing and relocating the pre-sale menu sign; (2) Re-painting the existing menu board; (3) Removing the existing ordering speaker and installing a new Digital Ordering Screen (DOS) with a canopy; and (4) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and 15303. Location: 1228 Broadway / APN: 004-261-016, -023, & -003. Property Owner: Judy and Steve Puthuff. Representative: Mike Ford, All Sign Service. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report dated September 17, 2024.

Public comment was heard by the sign contractor, Aaron Gilliland.

Public comment was heard by Michael Drobesh.

In a single motion, Commissioner Lepper, seconded by Commissioner Frenn, moved to approve Site Plan Review (SPR) 99-02-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 99-02-R request:*
 - 1. Find that the Site Plan Review request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), in that the project includes the construction of an accessory sign structure and placement of on-premises signs that shall not result in an expansion of the existing use.*
 - 2. The project request is consistent with the Community Design Element of the General Plan as the new signage is appropriate in design and scale and will provide adequate advertisement for Starbucks. Furthermore, with Zoning Ordinance Section 10-4-17 and Placerville Development Guide as the proposed sign is well designed and will enhance the existing structure while providing adequate signage visibility to the existing business.*
 - 3. The proposed sign modifications are of professional quality, are compatible with the style and character of existing improvements, are well related to existing signage on the site, and shall provide adequate signage for the subject business, Starbucks. The modifications are consistent with existing improvements on the site and add to the overall design quality. The anticipated improved service efficiency warrants the slight increase in sign area.*
 - 4. The applicant has complied with the conditions of approval for the site as approved by the Planning Commission under SPR 99-02 and CUP 99-02.*
 - 5. Approval is based upon the analysis provided in the September 17, 2024 Staff Report to the Planning Commission and is limited to compliance with the project description and the approved plan exhibits*
- III. Conditionally approve SPR 99-02-R located at 1228 Broadway, based on the project information and findings included in the Staff Report and Memorandum, and subject to the Conditions of Approval:*

1. *Approval of Site Plan Review (SPR) 99-02-R to modify to modify the existing Master Sign Plan and Site Plan for Starbucks Coffee, located at 1228 Broadway (APN: 004-261-016, -023, & -003) including: (1) Removal and relocation of the pre-sale menu sign; (2) Repainting the existing menu board; (3) Removing the existing ordering speaker and installing a new Digital Ordering System (DOS) with a canopy.*

Approval is based upon the analysis provided in Staff's report to the Planning Commission on September 17, 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. *Project Narrative (July 24, 2024); and*
 - ii. *Project Plans (July 24, 2024).*
2. *All signs shall conform to the sign elevations and locations prepared by Alpha Architectural within the Applicant Submittal Package and the elevations approved by the Planning Commission on April 9, 1999 for SPR 99-02 and CUP 99-02. All signage shall be maintained in a safe, clear, and readable condition and shall not be permitted to fall into a state of disrepair. An amendment to the Master Sign Plan will be required to add any further signage to the site.*
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. 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.*
4. *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.*
5. *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.*
6. *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.*

7. *The Applicant shall obtain a Building Permit prior to construction.*
8. *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 – Site Plan Review (SPR) 99-02 & Conditional Use Permit (CUP) 99-02

Approve Site Plan Review 99-02 and Conditional Use Permit 99-02, a request made by Starbuck’s Coffee Company to convert the existing building located at 1228 Broadway and install a drive-thru window, with the following Conditions of Approval.

1. *Submit a modified Landscaping Plan that shows additional tree planting and landscaping as described in the Staff Report dated March 29, 1999, to staff for review and approval.*
2. *Submit the final design of the trash receptacle area to staff for review and approval. The trash receptacle area shall utilize material types and colors consistent with the site and shopping center. It is noted that the existing trash receptacle trim and doors do not meet this criteria.*
3. *A wood constructed shroud shall be provided to conceal the pole on the existing pole sign. The design of the shroud shall be keeping with the site and shopping center. The proposed design shall be submitted to staff for review and approval.*
4. *Contact the Building Division for construction plan submittal requirements and the Engineering Division for the design and construction requirements for the drive-thru facility. The Engineering Division shall verify traffic flows exiting from the drive-thru with the east/west traffic inside the shopping center.*

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

Absent: None

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

10.2. General Plan Consistency (GPC) 24-01: Government Code Section 65402, General Plan Consistency: Review for Transfer of Property Identified as APN 325-240-011 to be transferred from the County of El Dorado to the State of California for the Clementine Apartments. Staff: Pierre Rivas.

Associate Planner Hunter presented the Staff Report dated September 3, 2024. Associate Planner Hunter and Director Rivas answered questions of the Commission.

Public Comment was heard by Amy Brooks, Kathy Dunkak, Michael Drobesh, Ruth Carter, and Sean Briggs.

In a single motion, Vice Chair Carter, seconded by Commissioner Frenn, moved to continue Item 10.2, General Plan Consistency (GPC) 24-01 to date certain, October 1, 2024, and to keep public comment open.

*Action: Motion carried 4-1 on roll call vote:
Ayes: Carter, Frenn, Lepper, Smith
Nays: Kiehne*

Absent: None

10.3. General Plan Amendment (GPA) 24-01 and Zone Change (ZC) 24-07: Martin General Plan Amendment and Rezone. Consideration of a request to: (1) Amend the Placerville General Plan Map, changing the 7.64 acre property, APN 050-401-018, from Low Density Residential (LDR) to Rural Residential (RR); (2) Amend the Placerville Zoning Map from R-1, 20,000 Single-Family Residential (R1-20) to Estate Residential (RE); and (3) Find the project Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) and Section 15305. Location: APN 050-401-018. Property Owner: Sandra Martin. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report dated September 17, 2024. Associate Planner Hunter and Director Rivas answered questions of the Commission.

Public Comment was heard by the project applicant and property owner, Sandy Martin.

Public Comment was heard by Ruth Carter, Tony Agricola, Michael Drobesh, Dina Keltner, Andria Tierce, and Sean Briggs.

In a single motion, Commissioner Frenn, seconded by Commissioner Smith, moved to forward a recommendation to the City Council to approve General Plan Amendment (GPA 24-01) and Zone Change (ZC) 24-07 as presented; and to:

I. Adopt the Staff Report as part of the public record.

I. Make the following findings in support of the GPA 24-01 and ZC 24-07 requests:

- 1. The Planning Commission conducted a duly-noticed public hearing on September 17, 2024 to receive and consider public input regarding GPA 24-01 and ZC 24-07*
- 2. Find on the basis of the whole record, including Staff's report, application materials, and public comment that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and Section 15305 as the project, including the decrease in allowable*

density from 2.18 dwelling units per acre to 0.20 dwelling units per acres, will not result in a significant environmental impact.

- 3. The proposed project is consistent with the City of Placerville's General Plan Land Use, Transportation, Housing, Public Facilities, Natural, Cultural, and Scenic Resources, Health and Safety, and Community Design Elements.*
- 4. The proposed reduction in density, from 2.18 dwelling units per acre to 1 dwelling per acre, and increase in minimum parcel size, from 0.5 acres to 5 acres, shall reduce demands on City utilities.*
- 5. The project site is served by two (2) rural, substandard roads that are currently not suitable to increases in density, with future development unlikely to be of sufficient size to generate revenue able to improve the circulation / road system beyond its current conditions.*
- 6. The 7.64-acre project site is included within the City of Placerville's Available Land Inventory of vacant parcels. Development of the project as proposed would aid the City in meeting the Regional Housing Needs Allocation (RHNA), as set under Government Code Section 65584.09 and the City's General Plan's 2021-2029 Housing Element, for moderate- and above-moderate income units.*
- 7. Granting of the request to amend the land use designation from Low Density Residential (LDR) to Rural Residential (RR) and the zoning designation from R-1, 20,000 Single-Family Residential (R1-20) to Estate Residential (RE) would maintain the existing rural character of the area and support the existing lifestyle in the established Madrone Lane and Morrene Drive neighborhoods.*

II. Make the following recommendations to City Council:

- 1. Approve General Plan Amendment (GPA) 24-01, amending the Land Use Diagram from Low Density Residential to Rural Residential for the 7.64-acre parcel, APN: 050-401-018.*
- 2. Approve Zone Change (ZC) 24-07, amending the Placerville Zoning Map from R1-20 (Single-Family Residential Zone) to RE (Estate Residential) for the 7.64-acre parcel, APN: 050-401-018.*

Action: Motion carried 3-2 on roll call vote:

Ayes: Carter, Frenn, Smith

Nays: Kiehne, Lepper

Absent: None

11. CONTINUED ITEMS: *None*

12. NEW ITEMS: *None.*

13. MATTERS FROM COMMISSIONERS AND STAFF

13.1. Staff Reports:

Associate Planner Hunter informed the Commission that the next scheduled meeting is October 1, 2024.

Director Rivas provided an update to the Commission on the following items:

- *Mallard Affordable Housing Project – Building permits have been issued with construction anticipated shortly.*
- *Middletown Affordable Housing Project – grading and construction of the retaining wall is under way; building permits anticipated in near future.*
- *The Pines – Apartment complex Staff reviewed under Preliminary Plan Review, 50 units, property is now for sale.*
- *Forni Hotel – Staff has recently been in communication with the development company for the hotel. Interest in submitting for official entitlements.*
- *Remaining Ridge at Orchard Hill parcel (located behind Mallard Affordable Housing Project) – In discussion with developer to move forward with middle income single-family dwellings.*
- *Apple Farm Place continues to move forward following approval of SPR 23-09-R.*
- *No updates on the Mackinaw Hotel.*

13.2. Planning Commission Matters:

Vice Chair Carter inquired about the status of the fencing placed around the Round Table parking lot. Director Rivas informed the Commission that there is no further update. Staff will be moving forward with code enforcement for the banner on the fence.

Chair Kiehne inquired about the new business located at 696 Main Street and if Staff had any information. Associate Planner Hunter provided a brief overview of the proposed business.

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

The Commission jointly decided to postpone discussion of the cover letter, prepared by Chair Kiehne, until the next regularly scheduled meeting, October 1, 2024.

14. ADJOURNMENT

Chair Kiehne adjourned the meeting at 9:07 p.m.



Kristen Hunter, Executive Secretary
Associate Planner