

1 RESOLUTION NO. 1.

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3 RESOLUTION RECOMMENDING THE ADOPTION OF THE PROPOSED ZONING  
ORDINANCE TOGETHER WITH CERTAIN PROPOSED AMENDMENTS.

4 WHEREAS, a proposed zoning ordinance has been prepared  
5 by the Planning Commission of the City of Placerville; and

6 WHEREAS, public hearings have been held after notice  
7 was given as required by law; and

8 WHEREAS, the Planning Commission after the public  
9 hearings gave full consideration to all of the matters presented  
10 at the hearings and have prepared a Summary of Hearings and a Report  
11 of Findings; and

12 WHEREAS, the Planning Commission has concluded that  
13 the proposed zoning ordinance as modified by certain proposed  
14 amendments will be for the best interest of the City of Placerville.

15 NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

16 1. The Planning Commission does hereby recommend  
17 to the City Council of the City of Placerville that they adopt the  
18 proposed zoning ordinance with certain proposed amendments which  
19 were determined to be for the best interest of the City of Placer-  
20 ville by the Planning Commission after having given fully consider-  
21 ation to the proposed zoning ordinance and the proposed amendments  
22 after public hearings were held.

23 2. A copy of the proposed zoning ordinance is  
24 attached hereto, marked Exhibit "A".

25 3. A copy of the proposed amendments to the proposed  
26 zoning ordinance is attached hereto, marked Exhibit "B".

27 The above resolution was adopted by the Planning  
28 Commission on the 4th day of November, 1963 by the following vote:

29 AYES: Gripper, Henningsen, Sanderson, Thomas, Vanderbundt,  
30 NOES: Wentworth and Palmer  
31 ABSENT: None

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Chairman

1                   SUMMARY OF HEARINGS BEFORE PLANNING  
2                   COMMISSION ON PROPOSED ZONING ORDINANCE

3                   The Planning Commission of the City of Placerville  
4 held a public hearing on October 8, 1963 at the hour of 7:30 P.M.  
5 in the Council Chambers at the City Hall, Placerville, California,  
6 for the purpose of having a public hearing prior to making any  
7 recommendations to the City Council of the City of Placerville  
8 with respect to the adoption of a proposed zoning ordinance. The  
9 Planning Commissioners present were Palmer, Sanderson, Gripper,  
10 Wentworth and Henningsen.

11                  After the meeting was called to order those in the  
12 audience desiring to be heard were then heard by the Planning  
13 Commission.

14                  The first person was Tom McFarland, who questioned  
15 the desirability of a minimum dwelling unit of 400 sq. feet in the  
16 RM zone and who requested clarification with respect to the proposed  
17 minimum dwelling unit area of 600 sq. feet with two rooms plus 200  
18 sq. feet of total floor area for each additional bedroom in the  
19 R1 zone. This was clarified by the Planning Commission to the  
20 apparent satisfaction of Mr. McFarland.

21                  The next person heard was Mr. Dante Baccacini, who  
22 requested that Lot 15, Block 6 on the South side of Broadway, being  
23 property he owned, be changed from RE to the C zone as the existing  
24 use is commercial.

25                  Mr. Ted Fisher then appeared to make a request that  
26 lower Main Street property be changed from CG to C zone to eliminate  
27 bulk storage.

28                  Mr. Vern Cappell then made a request on behalf of  
29 Mr. Art Davies that there be a zone change for land owned by Mr.  
30 Davies on lower Main Street from RE to RM as the land had already  
31 been excavated for multi-family units.

1 Mr. Strathouse of P.G.&E. then made a request for  
2 amendments relative to public utilities in Sections 10-3-5(A);  
3 10-4-4(A); 10-4-8(D); and 10-4-9(B), a copy of his request being  
4 attached hereto and by reference made a part hereof.

5 The hearing was then closed and adjourned until  
6 October 15, 1963 at 7:30 P.M.

7 At the hearing of October 15, 1963 the Planning  
8 Commissioners present were Sanderson, Wentworth, Thomas, Gripper,  
9 and Henningsen.

10 At this hearing Mr. Dietz of Western Oil & Gas  
11 requested that a change be made in the definition of automotive  
12 service stations on page 3 of the proposed zoning ordinance to  
13 include repairs, tuning and wash. He further requested that service  
14 stations be allowed in RT and C zones as a use allowed by right  
15 rather than by use permit, and Mr. Dietz made a further request  
16 that the size of signs be increased to 150 or 175 square feet.

17 Also appearing at the October 15th hearing was Mr. D.  
18 W. Green of Standard Oil, whose request was that the sign limitation  
19 with respect to size be amended so as to allow signs of 150 or 175  
20 square feet.

21 The hearing was then adjourned until October 29, 1963  
22 at which time the Commissioners present were Palmer, Henningsen,  
23 Gripper, Wentworth and Vanderbundt.

24 At this meeting P.G.&E. presented proposed revised  
25 amendments relative to public utilities in Sections 10-3-5(A);  
26 10-4-4(A); 10-4-8(D); and 10-4-9(B), a copy of which is attached  
27 hereto and by reference made a part hereof.

28 At this time City Administrator, George Volker, made  
29 a recommendation that the proposed revised amendments requested by  
30 P.G.&E. be accepted except that he recommended that the word "shall"  
31 be changed to "may" in Section 10-4-9(B).  
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1           At this meeting Commissioner Palmer suggested that  
2 perhaps the provision on Page 15, item (D) 4, pertaining to solid  
3 fence should be eliminated. Mr. Leo Albusche, being present in the  
4 audience, indicated a desire to delete the provision with respect  
5 to solid fence.

6           It was brought to the attention of the Planning  
7 Commission that a communication had been received from all of the  
8 property owners in that portion of the City of Placerville design-  
9 ated as that portion of the Southwest one-quarter of Section 5,  
10 Township 10 North, Range 11 East, M.D.B.&M, more particularly  
11 described as the North one-half of the Southwest one-quarter of  
12 the Southwest one-quarter of Section 5; the East one-half of the  
13 Northwest one-quarter of the Southwest one-quarter of Section 5;  
14 and the Northeast one-quarter of the Southwest one-quarter of  
15 Section 5. This communication requested that the land above  
16 described be changed from RE to R1A. One of the property owners,  
17 namely Mr. Forest Van Vleck, appeared before the Planning Commission  
18 and made an oral request that the property above described be changed  
19 from RE to R1A.

20           Mr. Lee Sicard of the Pacific Telephone & Telegraph  
21 Company also appeared before the Planning Commission at the meeting  
22 held on October 29, 1963 and questioned the use of "trunk telephone  
23 lines" over transmission line definition.

24           Also appearing at the October 29th meeting was Mr.  
25 Dietz of the Western Oil and Gas Company to reiterate the requests  
26 made previously at the meeting of October 15th.

27           Also appearing at the October 29th meeting and  
28 reiterating his request made at the meeting of October 8th was Mr.  
29 Strathouse of P.G.&E.

30           Mr. Leo Albusche appeared before the Planning Com-  
31 mission at the meeting of October 29th and requested that there be  
32 a proposed change in approximately 40 to 50 acres owned by himself



1 immediately west of the Sierra Golf and Country Club Estates from  
2 RE to R1A.

3 There being no others desiring to be heard, the public  
4 hearing was closed.

5 The above Summary of Hearings is hereby adopted and  
6 approved by the Planning Commission on the 4th day of November,  
7 1963 by the following vote:

8 AYES: Gripper, Henningsen, Sanderson, Thomas,  
9 Vanderbundt, Wentworth and Palmer  
NOES: None

10 ABSENT: None

11 Herbert J. Palmer  
12 Chairman

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CITY OF PLACERVILLE  
PROPOSED ZONING ORDINANCE  
SUGGESTED AMENDMENTS

October 8, 1963  
LJS

Amend Section 10-3-5 (A) Page 10 by adding at the end the following:

"Requirements that the applicant for a Use Permit or Variance be the owner of the property or written authorization be obtained from the owner shall not apply to public utility companies or other agencies with powers of eminent domain".

Amend section 10-4-4(A) Page 14 by adding at the end of the first sentence:

"Where such uses are unmanned, no space need be provided".

Amend Section 10-4-4(14) Page 16 by substituting "two in lieu of "one" in the second line.

Amend Section 10-4-8 (D) Page 19 by rewriting the entire sentence as follows:

"No overhead public utility transmission line shall be constructed so as to extend into the designated plane surfaces established by this section".

Amend Section 10-4-9(B) Page 19 by rewriting the entire paragraph as follows:

"Overhead or underground public utility distribution or transmission lines, poles, or towers may be located in all zones without limitation as to height and without the necessity of first obtaining a Use Permit, except as provided in Section 10-4-8; provided, however, submitted to the Planning Commission for recommendation prior to acquisition of rights of way therefor".

CITY OF PLACERVILLE

PROPOSED ZONING ORDINANCE

October 25, 1963  
GDT

SUGGESTED AMENDMENTS

Amend Section 10-3-5 (A) Page 10 by adding at the end the following:

"Requirements that the applicant for a Use Permit or Variance be the owner of the property or written authorization be obtained from the owner shall not apply to public utility companies or other agencies with powers of eminent domain".

Amend Section 10-4-4(A) Page 14 by adding at the end of the first sentence:

"Where such uses are unmanned, no space need be provided".

Amend Section 10-4-8 (D) Page 19 by rewriting the entire sentence as follows:

"No overhead public utility transmission line shall be constructed so as to extend into the designated plane surfaces established by this section".

Amend Section 10-4-9(B) Page 19 by rewriting the entire paragraph as follows:

tr "Overhead or underground public utility distribution or transmission lines, poles, or towers shall be allowed in all zones without limitation as to height and without the necessity of first obtaining a Use Permit, except as provided in Section 10-4-8; provided, however, that the routes of all proposed transmission lines shall be approved by the Planning Commission prior to acquisition of rights of way therefor".

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REPORT OF FINDINGS

The Planning Commission of the City of Placerville, having prepared a proposed zoning ordinance for the City of Placerville, and having held public hearings, finds as follows:

1. That a public hearing was held on October 8, 1963 at which time members of the public were heard by the Planning Commission and the hearing was continued until October 15, 1963 for the purpose of hearing other members of the public, at which time additional members of the public were heard by the Planning Commission and a further continuance was had until October 29, 1963, at which time still other members of the public were heard by the Planning Commission with respect to the proposed zoning ordinance.

2. That proper and sufficient legal notice was given with respect to the public hearings.

3. That all of those present were given an opportunity to be heard and were fully heard by the Planning Commission of the City of Placerville.

4. That the Planning Commission fully considered all of the matters presented and brought forth at the public hearings.

5. That the proposed zoning ordinance should be amended as requested by Pacific Gas and Electric so that the following sections should read as follows:

Section 10-3-5(A) Page 10 (add at the end)

"Requirements that the applicant for a Use Permit or Variance be the owner of the property or written authorization be obtained from the owner shall not apply to public utility companies or other agencies with powers of eminent domain".

Section 10-4-4(A) Page 14 (add at end of first sentence)

"Where such uses are unmanned, no space need be provided".

Section 10-4-8(D) Page 19 (rewrite entire sentence)

"No overhead public utility transmission line shall be constructed so as to extend into the



1 designated plane surfaces established by this  
2 section".

3 Section 10-4-9(B) Page 19 (rewrite entire paragraph)

4 "Overhead or underground public utility distribution  
5 or transmission lines, poles, or towers may be  
6 allowed in all zones without limitation as to height  
7 and without the necessity of first obtaining a Use  
8 Permit, except as provided in Section 10-4-8;  
9 provided, however, that the routes of all proposed  
10 transmission lines shall be approved by the Planning  
11 Commission prior to acquisition of rights of way  
12 therefor".

13 6. That the proposed zoning ordinance should be  
14 amended so that the definition of automotive service station be  
15 changed to read as follows:

16 "Automotive service station is a retail place of  
17 business engaged primarily in the sale of motor  
18 fuels but also in supplying goods and services  
19 generally required in the operation and maintenance  
20 of automotive vehicles and the fulfilling of motorist  
21 needs. These may include sale of petroleum products;  
22 sale and servicing of tires, batteries, automotive  
23 accessories and replacement items; washing and  
24 lubrication services; the performance of minor auto-  
25 motive maintenance and repair; and the supplying of  
26 other incidental customer services and products.  
27 Major automotive repairs, painting and body and fender  
28 work are excluded except where such uses are other-  
29 wise permitted".

30 7. That the proposed zoning ordinance be amended  
31 so as to change the zoning of Lot 15, Block 6 on the south side of  
32 Broadway from RE to C zone.

33 8. That the proposed zoning ordinance be amended  
34 so as to change the zoning of the Art Davies property on lower Main  
35 Street from RE to RM zone.

36 9. That the proposed zoning ordinance be amended  
37 so as to change the zoning of property on both sides of lower Main  
38 Street to the city limits from CG to C zone.

39 10. That the proposed zoning ordinance be amended so  
40 as to delete from the said proposed zoning ordinance Item 10-4-4  
41 (D)4, page 15.

42 11. That the proposed zoning ordinance be amended so

1 that the phrase "trunk telephone line" as used under the definition  
2 of transmission line be changed to toll telephone line  
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5 12. That all of the proposed amendments to the  
6 proposed zoning ordinance are desirable and are in harmony with  
7 good zoning practices and will tend to facilitate the orderly  
8 development of the City of Placerville and are for the best interest  
9 of the City of Placerville and for the general public health, safety,  
10 and welfare.

11 13. The Planning Commission rejected the proposed  
12 change to allow service stations by right rather than by use permit  
13 in the RT and C zones.

14 14. The Planning Commission rejected any proposed  
15 changes in any minimum dwelling unit area as was set forth in the  
16 proposed zoning ordinance.

17 15. The Planning Commission rejected any proposed  
18 amendments with respect to minimum size of signs.

19 16. The Planning Commission rejected any proposed  
20 amendments with respect to the change of zones of the property west  
21 of the Sierra Golf and Country Club Estates from RE to R1A.

22 17. The proposals rejected by the Planning Commission  
23 as above set forth were fully considered by the Planning Commission  
24 and were rejected as not being desirable and as not being likely to  
25 facilitate the orderly development of the City of Placerville.

26 18. That the proposed zoning ordinance prepared by  
27 the Planning Commission together with the suggested amendments to  
28 the proposed zoning ordinance as herein set forth and approved by  
29 the Planning Commission will, if adopted by the City Council of the  
30 City of Placerville, be beneficial to the City of Placerville and  
31 to the citizens of the City of Placerville and will tend to bring  
32 forth an orderly development of the City of Placerville and will

make possible the best use of the land within the City of Placerville, all of which will be for the best interest of the public health, safety, and welfare.

19. That the proposed zoning ordinance be amended so that the portion of the Southeast  $\frac{1}{4}$  of Section 5, Township 10, North, Range 11 East, M. D. B. & M., more particularly described as : the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of section 5; the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5; and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, be changed from RE to R-1-A. That this amendment is desirable for the reasons set forth in paragraph twelve above.

Respectfully submitted this 4th Day of November, 1963,

  
Chairman - Planning Commission

EXHIBIT "B"

PROPOSED AMENDMENTS TO THE PROPOSED  
ZONING ORDINANCE

1. The proposed zoning ordinance should be amended as requested by Pacific Gas and Electric so that the following sections should read as follows:

Section 10-3-5(A) Page 10 (add at the end)

"Requirements that the applicant for a Use Permit or Variance be the owner of the property or written authorization be obtained from the owner shall not apply to public utility companies or other agencies with powers of eminent domain".

Section 10-4-4(A) Page 14 (add at end of first sentence)

"Where such uses are unmanned, no space need be provided".

Section 10-4-8(D) Page 19 (rewrite entire sentence)

"No overhead public utility transmission line shall be constructed so as to extend into the designated plane surfaces established by this section".

Section 10-4-9(B) Page 19 (rewrite entire paragraph)

"Overhead or underground public utility distribution or transmission lines, poles, or towers may be allowed in all zones without limitation as to height and without the necessity of first obtaining a Use Permit, except as provided in Section 10-4-8; provided, however, that the routes of all proposed transmission lines shall be approved by the Planning Commission prior to acquisition of rights of way therefor".

2. The proposed zoning ordinance should be amended so that the definition of automotive service station shall read as follows:

"Automotive service station is a retail place of business engaged primarily in the sale of motor fuels but also in supplying goods and services generally required in the operation and maintenance of automotive vehicles and the fulfilling of motorist needs. These may include sale of petroleum products; sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubrication services; the performance of minor automotive maintenance and repair; and the supplying of other incidental customer services and products .



Major automotive repairs, painting and body and fender work are excluded except where such uses are otherwise permitted."

3. The proposed zoning ordinance should be amended so as to change the zoning of Lot 15, Block 6 on the south side of Broadway from RE to C Zone.

4. The proposed zoning ordinance should be amended so as to change the zoning of the Art Davies property on Lower Main Street from RE to RM zone.

5. The proposed zoning ordinance should be amended so as to change the zoning of property on both sides of Lower Main Street to the city limits from CG to C Zone.

6. The proposed zoning ordinance should be amended so as to delete Item 4D, Page 15.

7. The proposed zoning ordinance should be amended so that the phrase "trunk telephone line" as used under the definition of transmission line be change to "toll telephone line."

8. That the proposed zoning ordinance be amended so that the portion of the Southeast  $\frac{1}{4}$  of Section 5, Township 10, North, Range 11 East, M. D. B. & M., more particularly described as: the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5; the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5; and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, be changed from RE to R-1-A.