



**CITY OF PLACERVILLE  
PLANNING COMMISSION AGENDA  
Teleconference Regular Meeting  
Tuesday, September 15, 2020 at 6:00 p.m.**

**Planning Commission**

**John List, Chair  
Amy Lepper, Vice Chair  
Michael Frenn  
Kris Kiehne  
Barbara Raines**

**City Staff**

**Pierre Rivas, Development Services Director  
Andrew Painter, City Planner / Planning Commission Staff Liaison**

**PUBLIC ADVISORY:**

**THE REGULAR MEETING LOCATION, THE CITY COUNCIL CHAMBERS, TOWN HALL, 549 MAIN STREET, PLACERVILLE, WILL NOT BE UTILIZED FOR THIS MEETING**

Consistent with Executive Orders No. N-25-20 and No. N-29-20 from the Executive Department of the State of California and the El Dorado County Health Official's March 19, 2020 Shelter in Place Order, the City Council Chamber will not be physically open to the public and City Planning Commission Members will be teleconferencing into the meeting via Zoom Video Communications.

Access the live-stream video feed on the City's website at: [www.cityofplacerville.org](http://www.cityofplacerville.org), with additional access information provided on Page 2 of the Agenda.

If you would like to speak on an agenda item, you can access the meeting remotely:

**Via a PC, Mac, iPad, iPhone, or Android device:** Please [CLICK HERE](#)

If you do not wish for your name to appear on the screen you may rename yourself with a unique name.

**Or join by phone:** 1-669-900-9128, or 1-346-248-7799, or 1-301-715-8592, or 1-312-626-6799, or 1-646-558-8656, or 1-253-215-8782

**NOTE:** Your phone number will appear on the screen unless you first dial \*67 before dialing the numbers as shown above.

**Enter Meeting ID:** 823 5170 0336

**Passcord:** 205167

If you want to comment during the public comment portion of the agenda, Press \*9 and staff will select you from the meeting cue using the last 3 digits of your phone number.

**Emailed Comments:** You may also submit your comments by e-mail to pv.planning@gmail.com. To give the Staff Liaison adequate time to forward your comments to the Planning Commission, or to print out your comments for consideration at the meeting, please submit your written comments prior to 3:00 p.m. the day of the meeting. If you are unable to email, please submit your comments in-person at the Development Services Department, City Hall – 2<sup>nd</sup> Floor, 3101 Center Street by 3:00 p.m. the day of the meeting.

If you wish to have your comments read to the Commission Members during the appropriate Public Comment period, please indicate in the Subject Line “FOR PUBLIC COMMENT” and the Agenda item you wish to comment on. Comments that you want read to the Commission will be subject to the three minute time limitation (approximately 350 words).

Written comments that are only to be provided to the Commission and not read at the meeting will be distributed to the Commission prior to the meeting.

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Commission meeting, please contact the City Clerk’s Office (530)642-5531 within 48 hours of the meeting.

The City of Placerville thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE TO THE FLAG

## ROLL CALL

**CONSENT CALENDAR:** All matters listed under the Consent Calendar are considered routine and will be enacted by general consent, unless any Commissioner requests a roll call vote, or unless any member of the Commission or Staff or audience wishes to remove an item for discussion.

1. **Consideration to Approve Agenda**
2. **Consideration to Approve [Regular Meeting Minutes – July 21, 2020](#)**

## ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

## ITEMS OF INTEREST TO THE PUBLIC

## COMMUNICATIONS

- [Letter from Lawrence Stoliker, July 31, 2020](#)

## PUBLIC HEARINGS:

3. **[CONDITIONAL USE PERMIT 20-02 – KID’S TOWN PRESCHOOL – 163 PLACERVILLE DR:](#)**  
Consider a conditional use permit request for a preschool / child care center for up to 26 children within an existing commercial building and site, a conditional use within the Commercial Zone. Project Location: On the west side of Placerville Drive, approximately 300 feet north of the intersection of Placerville and Armory Drives, identified as Assessor's Parcel Number (APN) 325-120-033. Designation and Zoning: Commercial (C). CEQA: Staff recommends that the Planning Commission determine that the project is exempt from environmental review pursuant to Section 15303(c) - “New Construction or Conversion of Small Structures” of the CEQA Guidelines.

## RECOMMENDATION:

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15303(a) - “New Construction or Conversion of Small Structures” of the CEQA Guidelines; and,
- 3) Approve CUP20-02 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents: • [Staff Report](#) • [Applicant Submittal Package / Site Plan / Interior Elevations and Aerial View](#) • [Recommended CUP 20-02 Conditions of Approval](#)

4. **CONDITIONAL USE PERMIT (CUP) 20-03 AND CHANGE TO SITE PLAN REVIEW (SPR) 88-06-R – BUZY BEEZ CHILDCARE - 2869 COLD SPRINGS RD**: Consider a conditional use permit request for a child care center for up to 36 children within an existing commercial building and site, a conditional use within the Commercial Zone; and, to consider a change to Site Plan Review (SPR) 88-06, authorized for an automobile dealership in 1988, to be changed to accommodate the proposed child care center use. Project Location: On the north side of Cold Springs Road, at the northeast corner of the intersection of Cold Springs Road and Pierroz Road, identified as Assessor's Parcel Number (APN) 323-440-013. Designation and Zoning: Commercial (C). CEQA: Staff recommends that the Planning Commission determine that the project is exempt from environmental review pursuant to Section 15303(c) - "New Construction or Conversion of Small Structures" of the CEQA Guidelines.

**RECOMMENDATION:**

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15303(a) - "New Construction or Conversion of Small Structures" of the CEQA Guidelines; and,
- 3) Approve CUP20-03 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.
- 4) Approve Changes to Site Plan Review 88-06-R based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents: ● [Staff Report](#) ● [Applicant Submittal Package](#) ● [Conditions of Approval](#) ● [1988 Conditions of Approval and Compliance Status for CUP88-04 and SPR88-06; and Approved SPR88-06 Site Plan](#)

5. **VARIANCE (VAR) 20-01 – PVILLECA LLC – 651 MAIN ST**: Consider a variance request to allow for a reduction in the minimum distance required for a "Cannabis Business" from a "sensitive use," from 250 feet to approximately 200 feet, as required under City Code Section 5-28-24. The sensitive uses identified are the Sierra Elementary School (1100 Thompson Way) and the Federated Church (1031 Thompson Way). Project Location: On the north side of Main Street, approximately 100 feet west of the intersection of Main Street and Locust Avenue. Designation and Zoning: Commercial (C). CEQA: Staff recommends that the Planning Commission determine that the project is exempt from environmental review pursuant to Section 15303(c) - "New Construction or Conversion of Small Structures" of the CEQA Guidelines.

**RECOMMENDATION**

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15303(a) - "New Construction or Conversion of Small Structures" of the CEQA Guidelines; and,
- 3) Approve VAR20-01 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents: • [Staff Report](#) • [Applicant Submittal Package](#) • [Location Map](#) • [Distance Calculation Map](#) • [Aerial View](#) • [Comment Letter](#)

**MATTERS FROM COMMISSIONERS AND STAFF:**

This item involves Commission Member and staff comments /reports.

**ADJOURNMENT**