



**PLANNING COMMISSION
TELECONFERENCE REGULAR MEETING
TUESDAY, NOVEMBER 17, 2020
6:00 P.M.**

PLANNING COMMISSION MEMBERS

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

CITY STAFF

Pierre Rivas, Development Services Director, Andrew Painter, City Planner

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, 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, with additional access information provided below.

**INFORMATION AND PROCEDURES FOR
COMMISSION MEETINGS**

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

Video Conference 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. If you want to comment during the public comment portion of the agenda you must select the "Raise Hand" button so that staff knows you would like to speak. Staff will select you from the meeting cue.

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

If you want to comment during the public comment portion of the agenda you must "Raise your Hand" by pressing *9. Staff will select you from the meeting cue using the last 3 digits of your phone number.

ENTER MEETING ID: 871 0255 1099

PASSCODE: 251595

OR

Written Public Comment Instructions to Become Part of the Record: If you wish to provide comment you may e-mail your comments to pv.planning@gmail.com, or you may submit your comments in-person at the Development Services Department, City Hall – 2nd Floor, 3101 Center Street by 3:00 p.m. the day of the meeting to give the Staff Liaison adequate time to forward your comments to the Planning Commission. Please be aware that, while these comments will be provided to the members of the Commission and will become part of the public record, they will not be read aloud.

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

Information Available: Materials related to items on this Agenda, submitted to the Planning Commission either with or after distribution of the agenda packet, are available for public review without delay in the Development Services Department at City Hall, 3101 Center Street, 2nd floor, during normal business hours. Agendas and Staff Reports are also made available online at the Planning Commission Agenda webpage.

Items of Interest to the Public: This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the Agenda that is within the subject matter jurisdiction of the Planning Commission. State law prohibits the Commission from acting on items not listed on the Agenda except by special action of the Planning Commission under specified circumstances. The Chair will recognize the speaker. The Chair reserves the right to limit the speaker's time to three minutes. Personal attacks on individuals or comments which are slanderous or which may invade an individual's personal privacy will not be tolerated.

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.

Public Hearings: Applicants (or appellants) are allowed time to present testimony at the beginning of the public hearing, and if needed, an opportunity to present rebuttal at the end of the public hearing. All other speakers may be limited in the length of time speaking, at the discretion of the Chair.

Appeal Period: There is a 10 calendar day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Placerville City Clerk, 3101 Center Street, Placerville, California, 95667.

Matters from Commissioners and Staff: This item involves Commissioner and Development Services Department staff comments/reports on items not on the agenda.

Meeting Dates: The Commission meets regularly on the first and third Tuesday of each month at Town Hall in the City Council Chambers; additional meetings may be scheduled as needed.

Governing Regulations and Rules: The Commission conducts all meetings in accordance with the "Ralph M. Brown Act" (California Government Code Sections 54950, et seq.), per the City's Committee, Commissions & Board Policy Manual (City Council Resolution No. 7578), and the Planning Commission Bylaws.



AGENDA
PLANNING COMMISSION
TUESDAY, NOVEMBER 17, 2020
6:00 P.M.

CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Chair List, Vice Chair Lepper, Frenn, Kiehne, Raines

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 – November 3, 2020](#)**

ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

ITEMS OF INTEREST TO THE PUBLIC

COMMUNICATIONS

PUBLIC HEARINGS:

3. **[965 Thompson Way – Historic District Review \(Site Plan Review\) SPR 20-03](#):** Consideration of request for use determination and Historic District Review for the construction of a two-story single-family residence, with the concurrent construction of an attached ADU, within an R-3 Zone and the Cedar Ravine Residential Historic District. Location: 965 Thompson Way, Placerville, CA. A.P.N.: 004-011-074, within the R-3-H Zone (Medium Density Multi-Family Residential – Historic District Zone). Environmental Status: Staff recommends that the Planning Commission determine that project request is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15303(a) and Section 15332. *(City Planner Painter)*
4. **[519 Placerville Drive - Conditional Use Permit \(CUP\) 20-05, Site Plan Review \(SPR\) 83-04-R2](#):** Consideration of Conditional Use Permit and Site Plan Review Major Change for the installation and use of a microcell wireless communication equipment on the existing Speedway mini-mart located at 519 Placerville Drive. Proposed improvements consist of one wall mounted, approx. 26.8” omni directional small cell antenna and supports pipe, an associated wall mounted equipment enclosure containing three remote radio units (RRU’s), and a roof awning mounted GPS antenna. Location: 519 Placerville Drive, Placerville, CA. A.P.N.: 323-480-007, within the Commercial (C) Zone. Environmental Status: Staff recommends that the Planning Commission determine that project request is categorically exempt from the provisions of CEQA per Guidelines Section 15303. *(City Planner Painter)*

5. [301 Main Street - Conditional Use Permit \(CUP\) 20-06](#): Consideration of Conditional Use Permit to operate a place of entertainment facility (e.g. meetings, other entertainment events, private gatherings (birthday, anniversary and retirement parties, etc.), with maximum capacity of 100 people within the ground floor of the building located at 301 Main Street, A.P.N.: 001-212-014, within the Central Business District (CBD) Zone. Environmental Status: Staff recommends that the Planning Commission determine that project request is categorically exempt from CEQA per Guidelines Section 15303(c).
(City Planner Painter)

CONTINUED ITEM: PUBLIC HEARING FROM NOVEMBER 3, 2020 REGULAR MEETING:

6. [339 Main Street - Therapy Stores – Planning Applications Conditional Use Permit \(CUP\) 20-04 & Site Plan Review \(SPR\) 20-04](#): Consideration of request to operate a retail formula business land use, Therapy Stores, within the Central Business District (CBD) Zone. Location: 339 Main Street, Placerville, CA. A.P.N.: 001-212-005; 001-212-006. Environmental Review: Staff recommends that the Planning Commission determine that the project is exempt from the California Environmental Quality Act (CEQA) per 15061(a)(3), 15301 and 15332 of the CEQA Guidelines. (City Planner Painter)

NEW BUSINESS

7. [515 & 525 Main Street - General Plan Consistency Review \(GPC\) 20-01](#): Consideration of a request by The El Dorado County Chief Administrative Office that the Placerville Planning Commission make a finding, pursuant to California Government Code §65402(a), that the El Dorado County's disposition of real property within City limits to the El Dorado County Historical Society is in conformance with the City's General Plan. Location: The project site is located at 515 & 525 Main Street, Assessor's Parcel Nos. 002-151-018 and 002-151-003, within the Central Business District. Environmental Review: Staff recommends that the Planning Commission determine that this action is exempt from environmental review pursuant to Section 15060(c)(3) of the California Environmental Quality Act, in that it does not meet the definition of a "project" under CEQA. (Director Rivas)

MATTERS FROM COMMISSIONERS AND STAFF

ADJOURNMENT