



**PLANNING COMMISSION  
TELECONFERENCE REGULAR MEETING  
TUESDAY, DECEMBER 1, 2020  
6:00 P.M.**

**1**

**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](http://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:** 826 6751 2229

**PASSCODE:** 937550

**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](mailto:pv.planning@gmail.com), or you may 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 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 By-laws.



**AGENDA**  
**PLANNING COMMISSION**  
**TUESDAY, DECEMBER 1, 2020**  
**6:00 P.M.**

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**CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**

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

**CONSENT CALENDAR:**

1. Consideration to Approve Agenda
2. Consideration to Approve [Regular Meeting Minutes – November 17, 2020](#)

**ITEMS PULLED FROM CONSENT CALENDAR (if applicable)**

**ITEMS OF INTEREST TO THE PUBLIC**

**COMMUNICATIONS**

**PRESENTATION**

**Housing Policy Questionnaire Results:** Responses to the City's online questionnaire regarding existing housing goals and policies of the City's General Plan Housing Element will be discussed. Results will assist staff in preparation of the City's 2021 – 2029 Housing Element update to be completed in early 2021.

**PUBLIC HEARING**

3. [150 Placerville Drive - Site Plan Review \(SPR\) 90-11-R2 – Kwik Serv](#): Consideration of request for a Major Change to the approved SPR90-11, amendment to the signage, building and canopy color scheme changes, and landscaping for the existing gas station and market located at 150 Placerville Drive. Location: 150 Placerville Drive, Placerville, CA. A.P.N.: 325-120-054. Zoning: Commercial (C) Zone. Environmental Status: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15301. Applicant Agent: Gus Ortega, Sign Development Inc.
  - [Staff Report](#)
  - [Applicant Submittal Package](#)

**CONTINUED ITEM**

4. *(From November 17, 2020 and November 3, 2020 Regular Meetings)*  
[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).
  - [Memorandum](#)

**MATTERS FROM COMMISSIONERS AND STAFF**

**ADJOURNMENT**