



**PLANNING COMMISSION
TELECONFERENCE REGULAR MEETING
TUESDAY, APRIL 6, 2021, 6:00 P.M.**

PLANNING COMMISSION MEMBERS

Michael Frenn, Nicole Gotberg (Vice-Chair), Kris Kiehne, Amy Lepper (Chair), John List

CITY STAFF

Pierre Rivas, Development Services Department 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.

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. **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: 845 7849 5584
PASSCODE: 600643

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. of the meeting date 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. During the COVID-19 emergency meetings will be conducted by teleconference, not at Town Hall.

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.



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AGENDA
PLANNING COMMISSION MEETING
TUESDAY, APRIL 6, 2021, 6:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

CONSENT CALENDAR:

1. Consideration to Approve Agenda
2. Consideration to Approve [March 16, 2021 Regular Meeting Minutes](#)

ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

ITEMS OF INTEREST TO THE PUBLIC

COMMUNICATIONS

EDUCATIONAL WORKSHOP SESSION

3. **Video Presentation: April 19, 2011 Planning Commission Workshop: Use and Interpretation of the Secretary of Interior’s Standards and Guidelines for the Treatment of Historic Properties:** Speaker: Timothy Brandt, AIA, LEED AP, of the California State Office of Historic Preservation

ENVIRONMENTAL ASSESSMENT / PUBLIC HEARINGS

4. [Zoning Interpretation \(ZON\) 21-01 – Short-Term Rental Uses in Central Business District Zone](#) *(Item continued from March 16, 2021)*

Consider the adoption of a Resolution that would define the use, *short-term rental*; deem that a short-term rental use be permitted subject to a special temporary use permit within the Central Business District (CBD), while the City completes the process authorized by City Council under Resolution No. 8530 to establishing regulations of short-term rentals; and, establish that a short-term rental use shall provide a minimum of one parking space, consistent with other transient occupancy uses defined under the Placerville Zoning Code. *(Staff: Development Services Director Rivas)*

5. [Zoning Interpretation \(ZON\) 21-02: Short-Term Rental Uses in the HWC Zone](#)

Consideration of request to render a zoning interpretation decision regarding transient short-term rental (thirty (30) or fewer consecutive nights) uses within the Highway Commercial Zone (HWC) (Zoning Ordinance Section 10-5-17), including property owned by the Applicants David Ross and Amber Ross, located at 3038 Orchard Lane, Placerville. *(Staff: City Planner Painter)*

6. [7553 Green Valley Road – Site Plan Review \(SPR\) 20-05: Geartooth Alewerks](#)

To consider Site Plan Review (SPR) 20-05 request to remodel, renovate and to change the building occupancy of an existing 3,200 square single-story building from a business occupancy to a brewery and restaurant occupancy (eating and drinking establishment).

Location: 7553 Green Valley Road; approximately 175 westerly of the intersection of Green Valley Road and Placerville Drive, within the Commercial (C) Zone. APN 325-120-057.

Environmental Status: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15332 (In-Fill Development Project). Applicant: Dale Myrick, Alpine Builders. Representative: Kari Collins, RMW Architecture. Tenant: Jay Ganz, Geartooth Alewerks.

(Staff: City Planner Painter)

NEW BUSINESS

7. [Review / Amendment of Planning Commission Bylaws](#)

Consideration of amendment to Bylaw Article 9(n), an agenda business item: “Matters from Commissioners and Staff.”

MATTERS FROM COMMISSIONERS AND STAFF

ADJOURNMENT