

**MINUTES  
CITY OF PLACERVILLE  
REGULAR PLANNING COMMISSION MEETING  
TUESDAY, DECEMBER 4, 2018, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**CALL TO ORDER:** *The Meeting was called to order at 6:00 p.m. by Vice Chair Kiehne.*

**PLEDGE OF ALLEGIANCE TO THE FLAG:** *Vice Chair Kiehne led the Pledge of Allegiance.*

**ROLL CALL:**

**Present:** Dziuba, Chair Frenn (arrived at 6:07 pm), Vice Chair Kiehne, Raines

**Absent:** List

**Staff Present:** Pierre Rivas, Development Services Director  
Andrew Painter, Planning Commission Executive Secretary / City Planner  
Jason Tanger, Information Technology Analyst

**1. CONSENT CALENDAR:**

**1.1 Item pulled from Consent Calendar**

**1.2 Item pulled from Consent Calendar**

**2. ITEMS PULLED FROM CONSENT CALENDAR**

**1.1 Adoption of Agenda**

*Member Raines moved adoption. Second by Member Dziuba. Motion passed on 3-0 voice vote (Ayes: Dziuba, Kiehne, Raines).*

**1.2 Adoption of November 6, 2018 Regular Meeting Minutes**

*The Minutes were approved as submitted on Motion by Member Dziuba, second by Vice Chair Kiehne. The motion passed on 2-0-1 voice vote as follows: Ayes: Dziuba, Kiehne. Noes: None. Abstention: Raines.*

**3. ITEMS OF INTEREST TO THE PUBLIC**

**3.1 Written Communication**

*None received.*

**3.2 Oral Communication**

*None received.*

4. PUBLIC HEARINGS

4.1 1200 Broadway; Applicant: Hala Ibrahim, PM Design Group for McDonald’s; File No.: Site Plan Review (SPR) 99-08-R

Request for Major Change to the SPR 99-08 landscaping. The project is located at 1200 Broadway (Assessor’s Parcel Numbers 004-261-12 and 004-111-41) within the Highway Commercial Zone (HWC).

*Chair Frenn arrived at 6:07 pm. City Planner Painter presented staff’s report. Hala Ibrahim, applicant representative, spoke regarding the project request.*

*Motion by Member Dziuba, seconded by Chair Frenn, to*

*I. Find that:*

- A. The major change to site landscaping as part of SPR99-08-R, involving the use of water efficient landscaping, is categorically exempt from environmental review per Section 15304(b) of the CEQA Guidelines.*
- B. The design and layout of the proposed landscape plan is consistent, as conditioned, with the Placerville General Plan, Site Plan Review Criteria and all applicable provisions of City Code.*

*II. Approve SPR 99-08-R as follows:*

- 1. The Project Site Plan Review landscape plan approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:*

*Exhibit A-1 .....Project Description, October 31, 2018, by Hala Ibrahim, Project Manager, PM Design Solutions Group, Inc.*

*Exhibit A-2.....Landscaping Plan, Sheet L-1, by Rodney Scaccalosi, of PM Design Architectural Solutions Group, Inc.*

- 1a. Landscape plan shall be modified by the applicant with the addition and planting of four trees, with placement and species approved by the Development Services Department staff.*
- 2. All Project plans must be submitted for review and approval and shall be implemented as approved by the City.*
- 3. Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the following:*
  - Site Plan Review Criteria (City Code Section 10-4-9(G)),*
  - Water Efficient Landscape Regulations (City Code Title 10, Chapter 6).*

- 4. *A landscape maintenance agreement shall be signed by the property owner and recorded prior to agreement recordation and issuance of Certificate of Occupancy for Site Plan Review 99-08-R improvements. Owner signature(s) shall be notarized.*

*The motion passed 4-0 on the following roll call vote: Ayes: Dziuba, Frenn, Kiehne, Raines. Noes: None.*

**4.2. Zoning Change (ZC) 18-01 - Cannabis Business Overlay Zone; Applicant: City of Placerville**

*(Continued from November 6, 2018 Regular Meeting)*

*Request and Recommendation: (1) That the Planning Commission hold a public hearing and consider staff’s zoning ordinance amendments relating to the Cannabis Business Overlay (CBO) Zone and Zoning Map Amendments; and (2) that the Planning Commission forward a recommendation that the City Council approve an Ordinance amending the Placerville City Code (Attachment 1) adding Section 10-5-28 Cannabis Business Overlay Zone to Chapter 5 General Regulations to allow and regulate the establishment of commercial cannabis business activities within the City of Placerville and amend the Placerville Zoning Map adding the Cannabis Business Overlay Zone to select parcels.*

*Development Services Director Rivas presented staff’s report, including the addition of annotated maps showing staff recommended parcel exclusions using red dots and parcel addition using a green dot. Public comment was received from Matt Bond, Tyler Chapin, Kelly Chiusano, Rod Miller, Julia Parrish, Brian Sonner, Dean Wright and Doug Zeller.*

*Motion by Chair Frenn, seconded by Member Raines, to recommend to City Council that the annotated maps and Ordinance be adopted as the CBO Zone, with the following modifications:*

- *City Council consider excluding the parcels between US Highway 50 and Ray Lawyer Drive that are located along the east side of Placerville Drive due to their location near the Fairgrounds, El Dorado Historical Museum and the El Dorado Veterans Services;*
- *That businesses fronting streets with existing or former “vice” (e.g. bars and liquor stores) uses be included in the CBO Zone;*
- *City Council consider hotels, motels, rehabilitation centers and walking routes by school children as sensitive use locations, and*
- *Permit Member Dziuba to draft a dissenting opinion to City Council.*

*Motion was not agreed to, 2-2, on the following roll call vote: Ayes: Frenn and Raines. Noes: Dziuba and Kiehne.*

*Motion by Vice Chair Kiehne, seconded by Raines, to recommend to City Council to approve staff’s recommendation as presented. The motion passed 3-1 on the following roll call vote: Ayes: Frenn, Kiehne and Raines. Noes: Dziuba.*

**5. MATTERS FROM COMMISSIONERS AND STAFF**

**5.1 Matters from Commissioners**

*Chair Frenn discussed fire safety concerns and mitigating fire danger within the community.*

**5.2 Matters from Staff**

*Executive Secretary Painter briefed the Members regarding the following:*

- *City Council approvals of recent items in which the Commission made recommendations;*
- *Regular Meetings of December 18, 2018 and January 1, 2019 would be cancelled, and*
- *Upcoming agenda items for the January 15, 2019 Regular Meeting.*

**6. ADJOURNMENT**

*Meeting was adjourned at 9:10 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission