

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, APRIL 16, 2019, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

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

*Chair Frenn called the meeting to order at 6:00 p.m. He then led those in attendance in the Pledge of Allegiance.*

**ROLL CALL:**

**Members Present:** *Chair Frenn, Lepper, List, Raines*

**Members Absent:** *Vice Chair Kiehne*

**Staff Present:** *Rivas, Painter, Tanger*

**1. CONSENT CALENDAR**

**1.1 Adoption of Agenda**

**1.2 Pulled from Consent Calendar**

**1.3 Pulled from Consent Calendar**

*Member Raines moved adoption of Agenda. Motion carried by unanimous consent.*

**2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)**

**1.2 Adoption of Regular Meeting Minutes – April 2, 2019**

*Member List moved, second by Member Raines to adopt the April 2, 2019 Minutes as amended. Motion passed on a 3-0-1 voice vote (Ayes: Lepper, List, Raines; Abstention: Frenn).*

**1.3 Adopt a Resolution of Intention (ROI) 19-03 to initiate amendments to City Code Title 10, Chapter 4, Section 9: Site Plan Review that would establish exemptions from Site Plan Review for certain types of alteration activities found consistent with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**

**Resolution No. 2019-01**

*Chair Frenn and City Planner Painter summarized the item, with Painter noting correction to draft resolution due to typographic error. Public comment was received from Kirk Smith.*

*Member Raines moved, second by Member Lepper to adopt a Resolution of Intention (ROI 19-03) to initiate amendments to City Code Title 10, Chapter 4, Section 9: Site Plan Review that would establish exemptions from Site Plan Review for certain types of alteration activities found consistent with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

*The motion was passed on a 4-0 voice vote (Ayes: Frenn, Lepper, List, Raines).*

**3. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) NOT ON AGENDA**

*Susan Rodman addressed the Commission regarding tiny house development within the City.*

**4. COMMUNICATIONS**

*None.*

## 5. PUBLIC HEARING

**3192 Big Cut Road - Variance (VAR) 19-01:** Request to allow a 10 feet front-yard setback where 20 feet is required in the R2 (Low Density Multi-Family Residential) Zone District (City Code Section 10-5-8(D)), for the expansion of an existing deck. Parcel Number 003-182-54. Applicant: Marty and Joni Vasquez. Zoning: R-2 (Low Density Multi-Family Residential). CEQA Determination: Class 3 Categorical Exemption. Staff Planner: Andrew Painter.

*City Planner Painter presented staff's report. Applicants Marty and Joni Vasquez, and agent Lloyd Inglis addressed the Commission. Public comment received from Susan Rodman.*

*Member Lepper moved, second by Member List to:*

*I. Adopt the Staff Report as part of the public record.*

*II. Make the following findings:*

- (a) The project is categorically exempt from environmental review according to Section 15303(a) of the Environmental Quality Act Guidelines, in that the request involves a minor setback variances not resulting in the creation of a new parcel.*
- (b) Due to the existing built nature of the site and surrounding area and project site topography, as demonstrated in the Applicant Submittal Package (Attachments A), and as analyzed in staff's report, the granting of this request does not constitute a special privilege not enjoyed by others in the vicinity and zone in which the property is located.*
- (c) Due to proximity of proposed construction to neighboring properties and that said construction would be located entire within the subject parcel, the granting of this request will not be detrimental to the public health, safety, convenience and welfare, nor injurious to properties and improvements in the vicinity of the subject site.*

*III. Approve Variance 19-01, subject to the following conditions and requirements:*

- 1. These conditions and requirements shall apply to Variance 19-01, a request by Joni and Martin Vasquez for a setback variance that allows a 10- foot front yard setback where 20-feet is required, for the expansion of an existing deck.*
- 2. Approval is granted for the Variance request described in the application date-stamped March 11, 2019, and staff's April 16, 2019 report and exhibits. Approval is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit from the Development Services Department's Building Division for the deck expansion.*
- 3. Approval shall apply only to Parcel Number 003-182-54, with addresses 3192 Big Cut Road, 821-A and 821-B Phillips Court regardless of any change of ownership, and may not be transferred to another parcel.*
- 4. These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.*
- 5. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.*

*Motion passed on a 4-0 voice vote (Ayes: Frenn, Lepper, List, Raines).*

## 6. MATTERS FROM COMMISSIONERS AND STAFF

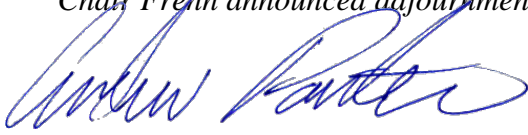
*Staff informed the Commission that the May 7, 2019 Regular Meeting will be cancelled due to lack of agenda items, and that a presentation on small cell wireless facilities, officer elections*

*and review of Planning Commission Bylaws would be scheduled for the May 21, 2019 meeting.*

*Director Rivas responded to Chair Frenn's request on information regarding the topic of tiny homes within the City.*

**7. ADJOURNMENT**

*Chair Frenn announced adjournment at 6:44 p.m. to the Regular Meeting of May 21, 2019.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission