

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, JULY 2, 2019, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

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

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

**ROLL CALL:**

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

**Members Absent:** *Vice Chair List*

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

**AGENDA APPROVAL**

*Motion by Frenn, second by Lepper, to approve the Agenda. Motion carried on voice vote.*

**1. CONSENT CALENDAR**

**1.1 Adoption of June 4, 2019 Regular Meeting Minutes**

**1.2 Adoption of Planning Commission Bylaw amendments to Article 5(b) and Article 7(b) as directed by the Commission on June 4, 2019**

*Motion by Frenn, second by Lepper to adopt the Consent Calendar. Motion carried on voice vote.*

**2. ITEMS PULLED FROM CONSENT CALENDAR**

*None*

**3. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) NOT ON AGENDA (The Planning Commission is not permitted to take action on issues raised under this item)**

*None*

**4. COMMUNICATIONS:**

*None*

**5. PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS: (none)**

*None*

**6. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

**6.1 88 Main Street. File No. SPR 90-08-R3 – Fuel 4 Less**

Request for Master Sign Plan amendment to approved Site Plan to allow for the addition of two wall signs. Address: 88 Main Street. Assessor's Parcel No. 003-051-036. Zoning: Central Business District (CBD). General Plan Designation: Central Business District.

*City Planner Painter presented staff's report. Speakers: Michael Ford, Applicant. Approved 4-0 on roll call vote (Ayes: Frenn, Kiehne, Lepper, Raines) of motion by Raines, second by Lepper to:*

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

*II. Make the following California Environmental Quality Act exemption finding for the amendment to Site Plan Review 90-08-R3:*

*The project involves the placement and use of on-premise signs for an existing facility and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15311 (a) of the CEQA Guidelines.*

*III. Make the following findings for the SPR 90-08-R3 Major Change to Site Plan Review 90-08:*

- A. The project site has a Central Business District General Plan Land Use classification and Zoning designation;*
- B. The existing convenience store with gas pumps is desirable for the general public convenience, including the SR 49 and US 50 highway traveling public.*
- C. Based upon a preponderance of evidence illustrated and contained in the project's public record involving property owner business needs, along with limited visibility of the site from US 50 due to trees along Hangtown Creek, as well as structures and other improvements located between US 50 and the project site, these factors exist to authorize under Zoning Ordinance Section 10-4-17(H) sign area in excess of the maximum sign quantity and aggregate sign area provisions under the Sign Regulations.*
- D. The request as conditioned is compatible with the style, character and materials of, and are well-related to existing Master Sign Plan approved signs by the Commission in 2010 and 2011 under the Major Changes to SPR 90-08, such that it will result in a comprehensive design plan that is superior to that that would result under the regulations and standards of the City's Sign Regulations.*

*IV. Based on the foregoing findings, conditionally approve the third Major Change to SPR 90-08, authorizing the addition of two new wall signs, signs five and six, as part of the Master Sign Plan program for the 88 Main Street site, with total existing and proposed aggregate sign area of 173.22, subject to the Conditions of Approval provided as follows:*

- 1. Site Plan Review shall be granted for the use as approved and conditioned by the Planning Commission. The project shall be in substantial conformance to the plans submitted and date stamped June 10, 2019, prepared by Sign Development Inc., unless otherwise modified by the Planning Commission. 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.*
- 2. The permit shall run with the land, i.e. shall apply only to the project site at 88 Main Street; it may not be transferred to another parcel.*
- 3. SPR 90-08-R3 shall expire and become null and void eighteen months from Planning Commission action, January 19, 2021, unless a construction permit for the improvements described in the Major Change to Site Plan Review 90-08-R3 has been obtained prior to the date of expiration.*
- 4. A construction permit is required for all new signs. Three copies of plans, completed application and fees shall be submitted to the Development Services Department, Building Division for review.*
- 5. All construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday. No construction shall be allowed on Sunday, unless approved by the City's Development Services Department.*
- 6. All Conditions of Approval shall be in addition to those established under Site Plan Review 90-08, the Major Change approvals in 2010 and 2011, and shall be incorporated as the Conditions of Approval for SPR 90-08-R3 by reference.*

**6.2 708 Main Street. File No. SPR 88-11-R – Vera Dooley, Family Dentistry**

Request for Major Change to approved Site Plan to allow the addition of an emergency generator, propane tank and fence screening at existing dental office. Address: 708 Main Street. Assessor's Parcel No. 004-041-010. Zoning: Commercial (C). General Plan Designation: Commercial (C).

*City Planner Painter presented staff's report. Speakers: Brenton Sanders, Applicant, Vera Dooley, Property Owner.*

*Approved 4-0 on roll call vote (Ayes: Frenn, Kiehne, Lepper, Raines) of motion by Frenn, second by Lepper to:*

- I. Enter staff's report into the public record;*
- II. Make the following findings in support of approval of an amendment to Site Plan Review (SPR) 88-11-R:*
  - A. The project location has a General Plan Land Use designation of Commercial;*
  - B. The project location is zoned Commercial (C);*
  - C. The project location was granted Site Plan Review 88-11 in 1988 by the Planning Commission for the conversion of a single family residence to a dental office, parking for office use, landscaping, ground sign and street frontage improvements of curb, gutter and sidewalk along the parcel's Main Street frontage.*
  - D. This project is exempt from environmental review per California Environmental Quality Act Guidelines §15301(a), in that it involves the installation of exterior electrical conveyance alterations and fencing where no expansion of the existing professional office would occur.*
  - E. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for commercial facilities, of which professional office uses are allowable uses. The request does not change this use.*
  - F. The project is consistent with the purpose and intent of the Development Criteria Subsection of Site Plan Review City Code (Section 10-4-9), in that the request provides for equipment screening improvements harmonious with and complimentary to existing site improvements through the use of complimentary equipment screen height, materials and colors.*
- III. Conditionally approve 708 Main Street. File No. SPR 88-11-R – Vera Dooley, Family Dentistry, adopting the Conditions of Approval as follows.*
  - 1. Project Location. The Project site is located at 708 Main Street, Placerville. APN: 004-041-010. SPR 88-11-R shall apply only to the project location and cannot be transferred to another parcel.*
  - 2. Runs with the Land. The terms and conditions of approval of the conditional use permit and site plan review shall run with the land; shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
  - 3. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval. The project shall be substantially in conformance with the following:*

- *Site Plan – Sheet S1.1, dated 06.09.2019, prepared by Sean Penney of Squigley Doo Designs, received 06.10.2019;*
  - *Generator specifications: Generac 16/20/22 kW, received 06.10.2019, and*
  - *Memorandum For Record by Vera Dooley, DDS, dated 06.10.2019, received 06.10.2019.*
4. *SPR 88-11-R shall expire and become null and void eighteen months from Planning Commission action, January 19, 2021, unless a construction permit for the improvements described in the Major Change to Site Plan Review 88-11-R has been obtained prior to the date of expiration.*
  5. *Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing. Construction drawings submitted for permit processing shall include a sheet containing all conditions of approval under the approved SPR 88-11-R.*
  6. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
  7. *All construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction shall be allowed on Sunday, unless approved by the City’s Development Services Department.*
  8. *All Conditions of Approval shall be in addition to those established under Site Plan Review (SPR) 88-11, approved by the Planning Commission on July 19, 1988.*
  9. *Applicant shall consider the use of fire retardant materials for screen fence construction; this may be achieved after consultation with City staff.*

**7. CONTINUED ITEMS**

*None*

**8. NEW BUSINESS**

*None*

**9. MATTERS FROM COMMISSIONERS AND STAFF**

*Executive Secretary Painter announced: 1) The Sourdough & Co. project at 385 Main Street is scheduled public hearing agenda item for the Planning Commission’s July 16, 2019 Regular Meeting; 2) Cancellation of the August 6, 2019 Regular Meeting due to National Night Out celebration activities. Director Rivas updated the Commission and public on the status of Commercial Cannabis Business License application review.*

*Members Lepper and Frenn announced their potential absences at the July 16, 2019 Regular Meeting.*

**10. ADJOURNMENT**

*Chair Kiehne announced adjournment at 6:49 p.m.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission