

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 16, 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 Raines, second by Lepper, to approve the Agenda. Motion carried on voice vote.

1. CONSENT CALENDAR

1.1 Adoption of July 2, 2019 Regular Meeting Minutes

Motion by Frenn, seconded by Raines to adopt the Consent Calendar. Motion carried on voice vote.

2. ITEMS PULLED FROM CONSENT CALENDAR

None

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

Michael Frenn stepped down from the dais. At the public podium and speaking as a member of the public, Mr. Frenn addressed the Commission and the public of his recommendation that a special task force be created to address the concerns raised by he and others regarding homelessness, drug use, and camping occurring along the Broadway corridor. Kirk Smith also addressed the Broadway issue and that the problem is all around the city including Reservoir Street.

4. COMMUNICATIONS

Executive Secretary Painter announced Development Services' receipt of written public comments after distribution of the Agenda packet to the Planning Commission as of 4:00 p.m., July 16, 2019, for Item 6.1. Copies of public comments were made available to each Commission Member, the Applicant and placed in the Agenda Packet binder placed at the back of the chambers.

5. PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS:

None

6. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

6.1 385 MAIN STREET - CUP 19-01 AND SPR 19-01 – SOURDOUGH & CO.: Request for Conditional Use Permit and Site Plan Review to operate a formula business land use, Sourdough & Co., within the Central Business District (CBD) Zone; ground floor of the Plaza Building located at 385 Main Street; Assessor's Parcel No. 001-212-011. General Plan Designation: Central Business District.

City Planner Painter presented staff's report. Speakers: Applicant: Dana LeBlanc, Applicant Representatives: David Bagley and Steve Presson of Sourdough & Co., Fran DuChamp, Heidi Meyerhofer, Kris Payne, Ruth Michelson, Vicki Christensen, Danica Olivo, Laurel Brent-Bumb, Eden Halbert, Daphne Simmons, Marnie Bowlin, Mark Simmons, Kathi Lishman, Samantha Hazelwood, Patti Farrington, and Kirk Smith.

Motion by Member Raines, seconded by Member Lepper to defer decision on the request until a meeting with a full five member Planning Commission present. Motion failed on the following roll call vote: Yeas: Raines; Nays: Kiehne, Lepper.

Approved 2-0-1 on roll call vote (Ayes: Chair Kiehne, Lepper; Noes: None; Abstentions: Raines) of motion by Chair Kiehne, seconded by Lepper to:

- I. *Adopt the Staff Report and make it a part of the public record.*
- II. *Make the following California Environmental Quality Act exemption finding for Conditional Use Permit 19-01 and Site Plan Review 19-01:*

This requested activity is exempt from CEQA per Guidelines Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the formula restaurant use, along with the addition of one on-premise wall sign that would replace an existing wall sign in the same location, would have a significant effect on the environment.

- III. *Make the following Findings for Conditional Use Permit 19-01 and Site Plan Review 19-01:*

- A. *The project site has a Central Business District General Plan Land Use and Zoning designation.*
- B. *The project location is the existing Plaza Building; physical characteristics include two story massing; brick exterior encompasses the first floor exterior; shiplap siding comprises the exterior for the second story; roof parapet contains a horizontal band with decorative sawtooth border at the bottom of the horizontal band; three large storefront windows face the Bell Tower Plaza and two large and one smaller in width windows face Main Street along the ground floor; the second story has five aluminum frame windows that face the Plaza, and two sets of two windows face Main Street; an architectural canopy extends over portions of the sidewalk along Main Street and the sidewalk facing east and the Bell Tower Plaza; the east elevation contains a retractable awning mounted below the architectural canopy.*
- C. *No changes are proposed to the physical characteristics of the Plaza Building's exterior with the Formula Business request.*
- D. *One standardized internally illuminated wall sign would be installed on the building's east elevation, mounted and centered above the five second story windows and below the decorative horizontal band with decorative sawtooth border; the wall sign would replace in the same location an existing internally illuminated Centro wall sign.*
- F. *The requested use is desirable, convenient and beneficial to the public, in that it would be located in pedestrian oriented downtown, it would serve local residents, workers within other businesses, professional offices, and visitors to Placerville.*
- G. *The request is in harmony with the purposes of the Central Business District General Plan designation and the goals and policies of the General Plan Land Use and Community Design Elements, in that the use would renew a commercial eating and drinking food service business within a building constructed in the late 19th-Century; it would support downtown's primary role as a commercial area for the City; the proposed sign is consistent with City Sign Regulations for sign area and illumination; and the proposed sign is consistent with signage guidelines of design characteristics, sign placement and sign material of the City of Placerville Development Guide.*
- H. *The request is not detrimental to the surrounding property of the site, as no architectural changes are proposed; signage meets guidelines established by the City; the request would be operationally similar to Centro Coffee, the business that occupied the site for more than a decade, and which is similar to*

other restaurants within the Central Business District Zone that offer menu options of sandwiches, soups, salads and beverages.

I. Based on the above findings and the analysis provided in staff's report dated July 11, 2019, the request is consistent with General Plan goals and policies and the regulations and design criteria of City Code.

IV. Based on the foregoing findings, approve Conditional Use Permit 19-01 and Site Plan Review 19-01, a request to operate a formula business on the ground floor of the Plaza Building located at 385 Main Street, subject to the Conditions of Approval provided as follows.

- 1. These Conditions shall apply to CUP 19-01 and SPR 19-01 (Sourdough & Co.), a request made by Dana LeBlanc to establish a Formula Business in the Central Business District located at 385 Main Street. APN 001-212-011. Any proposed future change to the site or modification of the application beyond what is authorized under this permit shall be submitted to the Development Services Department for determination of appropriate procedures under City Code Section 10-4-9(P) Site Plan Changes, Major and Minor.*
- 2. The CUP 19-01 and SPR 19-01 shall expire and become null and void eighteen (18) months after the date of granting the conditional use permit, unless the authorized use is carried on and a construction permit has been obtained for any construction activity relative to the operation of the conditional use prior to the date of expiration.*
- 3. The property owner, his/her successors, heirs, or assigns shall maintain and operate the formula business in conformance with all conditions of approval.*
- 4. A construction permit is required for the business sign and any interior alterations to the 385 Main Street address. Applicant shall submit three copies of plans to the Development Services Department, Building Division for plan check and permit processing.*
- 5. Signage is limited to that in the original application, 30" tall by 14' 10.5" long. Sign text is limited to "Sourdough & Co.," with no menu items included. Sign would be preferred using earth tone, muted colors. Illumination will use soft toned lighting, with front light, gooseneck lights preferred. Applicant shall return the proposed sign package to the Planning Commission for approval prior to occupancy.*

7. CONTINUED ITEMS

None

8. NEW BUSINESS

None

9. MATTERS FROM COMMISSIONERS AND STAFF

Executive Secretary Painter announced: 1) Cancellation of the August 6, 2019 Regular Meeting due to National Night Out event activities. 2) The August 20, 2019 Regular Meeting will be scheduled and include a public hearing item.

Director Rivas provided information that City Council has directed staff to conduct an agendaized Planning Commission discussion item in the future regarding the regulation of formula business uses within the Central Business District and provide recommendations to the City Council.

10. ADJOURNMENT

Chair Kiehne announced adjournment at 8:55 p.m.



Andrew Painter, Placerville Planning Commission Executive Secretary