

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, SEPTEMBER 3, 2019, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**1. CALL TO ORDER**

*Chair Kiehne called the Regular Meeting to order at 6:00 P.M.*

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

*Chair Kiehne led the audience in the Pledge of Allegiance to the Flag.*

**3. ROLL CALL:**

**Members Present:** *Frenn, Chair Kiehne, Lepper, Vice Chair List*

**Members Absent:** *Raines*

**Staff Present:** *Director Rivas, City Planner Painter, I.T. Analyst Tanger*

**4. CONSENT CALENDAR**

**4.1 Adoption of August 20, 2019 Regular Meeting Minutes**

*Action: Motion made by Frenn, seconded by List to approve the Consent Calendar as amended. Motion approved on the following voice vote:*

*Ayes: Frenn, Kiehne, Lepper, List*

*Nays: None*

**5. ITEMS PULLED FROM CONSENT CALENDAR**

*None.*

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

*None received.*

**7. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

**7.1 3171 Washington Street – Site Plan Review (SPR) 19-02 – Placerville**

**Orthodontics:** A request for a major change to the exterior lighting for a site with a 1967 Planning Commission approved site plan. Zoning: BP-AO (Business Professional Zone – Airport Overlay).

*City Planner Painter presented the applicant's request to continue the item to September 17, 2019.*

*Action: List moved to continue the item to the September 17, 2019 Regular Meeting. The motion was seconded by Lepper. Motion approved on the following voice vote:*

*Ayes: Frenn, Kiehne, Lepper, List*

*Nays: None*

**7.2 161 Fair Lane – Conditional Use Permit (CUP) 07-02-R2 – Site Plan Review (SPR) 11-05-R - Vintage Transport:** Request for Planning Commission review and consideration of an amendment to CUP 07-02 and SPR 11-05 to allow the outdoor display and rental of equipment, trailers and vehicles.

*City Planner Painter presented staff's report. Speakers: Applicants: James & Lisa Nadeau.*

**Action:** *Frenn moved, seconded by List, to:*

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

*II. Make the following findings in support of the CUP07-02-R2 and SPR11-05-R:*

*A. The project request involves the negligible expansion to an existing retail service use to allow the outdoor display and the rental of equipment, trailers and vehicles on an existing site, therefore it is categorically exempt from CEQA per Section 15301(a) of the CEQA Guidelines.*

*B. The request would expand an existing business's operational offerings in a convenient highway oriented and accessible location, desirable for the needs of Placerville area residents and visitors. The request therefore is consistent with Goal C and Policy 3 of the General Plan Land Use Element.*

*C. The two (2) acre applicant leased area of the overall 6.5 acre site would accommodate both the existing outdoor display of trailer and camper shells and the proposed outdoor display of rental equipment, trailers and vehicles; display locations allow for adequate customer and employee access and circulation within the site, as well as safe entry and exit to/from Fair Lane; the request therefore would not be detrimental to surrounding property.*

*D. The request would not impact previously approved SPR11-05 landscaping, fencing or the trash enclosure on the site where public general welfare is maintained. It is therefore consistent with the purpose and intent of the Site Plan Review Regulations of City Code (Section 10-4-9), in that the project provides for the orderly and harmonious development of the site, while maintaining and protecting public health, welfare and safety.*

*III. Approve CUP07-02-R2, amending CUP07-02, authorizing the outdoor display and sales of rental equipment, trailers and vehicles located at 161 Fair Lane, subject to the conditions of approval provided as No. V. herein.*

*IV. Approve SPR11-05-R, amending SPR11-05, involving the outdoor display of rental equipment, trailers and vehicles authorized under CUP07-02-R2, at 161 Fair Lane, in the area shown on the approved site plan, subject to the conditions of approval provided as No. V. herein.*

V. *CUP07-02-R2 and SPR11-05-R Conditions of Approval*

1. *CUP07-02-R2 and SPR11-05-R shall be granted for the use as approved and conditioned by the Planning Commission. The project shall be in substantial conformance to the Applicant Submittal Package submitted on July 22, 2019 by James Nadeau, including the site plan exhibit prepared by Paul Santacroce, Architect, 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 with address of 161 Fair Lane, APN 325-280-034; it may not be transferred to another parcel.*
3. *All Conditions of Approval shall be in addition to those established under CUP07-02 and SPR-05, and shall be incorporated as the Conditions of Approval for CUP07-02-R2 and SPR11-05-R by reference.*
4. *CUP07-02-R2 and SPR11-05-R shall become effective eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP07-02-R2 and SPR11-05-R shall not become effective until the granting of the permit is affirmed on appeal.*
5. *Shall maintain and promote the landscaping (lilacs and similar species and others) that was identified in the previous application, or other suitable species as identified in the Development Guide.*
6. *All rental and sales equipment, vehicles, trailers and camper shells shall located only within the two (2) acre leased area delineated in the application as submitted on July 22, 2019.*

*Motion approved on the following roll call vote:*

*Ayes: Frenn, Kiehne, Lepper, List*

*Nays: None*

- 7.3 1216 – 1252 Broadway – Site Plan Review (SPR) 78-11-R Major Change - Hangtown Village Square:** Request for Major Change to approved Site Plan to allow a change in roof materials from cedar shingles to corrugated metal within the shopping center.

*City Planner Painter presented staff's report. Speakers: Judy Puthuff, PUBA Properties, Dan Thurston, Fred Walker.*

**Action:** *Lepper moved, seconded by Kiehne, to:*

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

*II. Make the following California Environmental Quality Act exemption finding for SPR78-11-R:*

*The request involves minor roof materials alterations to an existing commercial structures, therefore is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines.*

*III. Make the following findings for SPR78-11-R:*

- A. The Hangtown Village Square commercial shopping center was constructed after the Planning Commission granted approval under SPR78-11 in 1978.*
- B. The request as conditioned is consistent with Goal I and Policy I-7 of the General Plan's Natural, Cultural and Scenic Resources Section, Goals A and Policy A-6 of the Community Design Section, and Zoning Ordinance Section 10-4-9(G)4(c) and (j), in that the visual quality and use of durable corrugated metal roofing materials will enhance the site and visually improve the commercial building as seen from US 50 that is adjacent and north of the site.*
- C. The request involves a building maintenance activity of replacing roof materials that does not involve an increase in density, floor area ratio or height of the existing Hangtown Village Square shopping center. The request is therefore exempt from a full ALUCP development review per City Code Section 10-5-23(D)4(a), and is consistent with the ALUCP for the Placerville Airport.*

*IV. Based on the foregoing findings, conditionally approve SPR78-11-R authorizing a change in roof materials from cedar shingles to corrugated metal within the shopping center, subject to the Conditions of Approval provided as No. V. herein*

*V. SPR78-11-R Conditions of Approval*

- 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 Applicant Submittal Package submitted on August 15, 2019 by Wendy Thomas, 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 Hangtown Village Square project site with addresses of 1216, 1220, 1224, 1234, 1242, 1248 and 1252 Broadway, APN 004-261-023; it may not be transferred to another parcel.*
- 3. A construction permit is required for the metal roofing installation. Three copies of plans, completed application, and fees shall be submitted to the Development Services Department, Building Division for permit review.*

4. *The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
5. *All Conditions of Approval shall be in addition to those established under SPR78-11, and shall be incorporated as the Conditions of Approval for SPR78-11-R by reference.*
6. *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.*
7. *SPR78-11-R shall expire and become null and void eighteen (18) months from Planning Commission action, unless a construction permit for the improvements described in the SPR78-11-R has been obtained prior to the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Commission shall consider any changes to this code or to the project when granting the extension.*

*Motion approved on the following roll call vote:*

*Ayes: Frenn, Kiehne, Lepper, List*

*Nays: None*

8. **MATTERS FROM COMMISSIONERS AND STAFF:** This item involves Commission Member and Development Services Department staff comments / reports. *Chair Kiehne informed the Commission of a document she located from the League of California Cities regarding ex parte communications that she passed on to staff. The Chair requested that staff place on a future agenda a discussion and possible action item to consider amendments to the Commission Bylaws regarding ex parte communication. Staff informed the Commission that it would coordinate with the City's legal counsel to arrange a workshop to discuss the topic of ex parte communication prior to Chair Kiehne's requested future agenda item.*
9. **ADJOURNMENT:** *Chair Kiehne announced meeting adjournment at 7:06 P.M to the September 17, 2019 Regular Meeting at 6:00 P.M.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission