

<b>DRAFT</b>
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**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, JUNE 4, 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. then led those in attendance in the Pledge of Allegiance.*

**ROLL CALL:**

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

**Members Absent:** *None*

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

**AGENDA APPROVAL**

*Motion by Vice Chair Kiehne, second by Member Lepper to approve the Agenda. Motion carried on voice vote.*

**1. CONSENT CALENDAR**

**1.1 Adoption of May 21, 2019 Regular Meeting Minutes**

*Motion by Chair Frenn, second by Member List 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**

**6.1 140 Forni Road – Site Plan Review (SPR) 99-11-R2 – Major Change and Conditional Use Permit (CUP) 03-03.** Requesting approval for landscape plan amendments for the Thompsons Toyota dealership on property zoned Highway Commercial (HWC). APN 325-310-098. Property Owner: Ronald L. & Betty A Thompson Trust. Applicant: Ron Thompson. Project Planner: Andrew Painter

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*Speakers: Ron Thompson, Applicant/Property Owner; Kris Payne.*

*Approved 5-0 on roll call vote of motion by Vice Chair Kiehne, second by Member Lepper to:*

*I. Adopt the staff report as part of the public record.*

*II. Make the following Findings of Fact:*

*A. The major change to site landscaping as part of SPR 99-11-R2, involving the use of water efficient landscaping, is categorically exempt from environmental review per Section 15304 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.*

*III. Approve SPR99-11-R2 Major Change subject to the following Conditions of Approval:*

*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, or as modified by the Planning Commission under 1a):*

*Attachment A-1 ..... Project Description by Ron Thompson. Date 05/24/2019; Landscaping Plan, Sheet L-1, Adams Landscaping Design & Consulting. Date: 02/09/2019; Irrigation Plan, Sheet L-1, Adams Landscaping Design & Consulting. Date: 03/14/2019.*

*1a. Landscape plan modifications by the Planning Commission:*

*(1) Applicant shall investigate and consider replacing plant species Feeling Blue Deodar Cedar, Feather Reed Grass and Maiden Grass shown on Landscaping Plan, Sheet L-1, Adams Landscaping Design & Consulting. Date: 02/09/2019, with plants with lower water needs but have similar appearance / look of those replaced.*

*(2) Applicant shall investigate and consider an alternative to the slate patterned stamped concrete, such as permeable, porous concrete, for vehicle inventory display.*

*2. 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 Site Plan Review Criteria (City Code Section 10-4-9(G)).*

3. *Display vehicles shall not be located on the sidewalk or within approved landscape vegetation areas.*
4. *Three sets of approved landscape and irrigation plans shall be submitted for review and approval by the City's Development Services Department before landscape site work may begin.*
5. *Current property deed for Subject Assessor's Parcel Number 325-310-098, including legal description, shall be submitted to the Department for use to prepare landscape maintenance agreement. The landscape maintenance agreement shall be signed by the property owner and recorded prior to the Development Services Department approval of the Site Plan Review 99-11-R2 improvements. The agreement will cover and include the landscaping and irrigation approved by the Planning Commission on November 7, 2000, except as amended herein by SPR 99-11-R2, and the landscape plan approved under CUP 03-04 and SPR 03-06 by the Planning Commission on November 18, 2003, but has not been completed as of June 4, 2019. Owner signature(s) shall be notarized.*
6. *All Conditions of Approval shall be in addition to those established under SPR 99-11 and CUP 03-03, incorporated by reference.*

**6.2 Zone Change (ZC) 19-03** - Amendments to Title 10, Zoning, of the Placerville City Code regarding Exceptions from Historic District Review under Chapter 4, Sections 9 and 10. Applicant: City of Placerville. Project Planner: Andrew Painter

*At the request of the City, the Planning Commission by general consent continued ZC 19-03 off-calendar to allow staff additional time to evaluate Code amendments.*

**7. CONTINUED ITEMS**

*None*

**8. NEW BUSINESS**

**8.1 Election of Officers for 2019 (Chair and Vice-Chair)**

*Member List nominated Member Frenn to serve as Planning Commission Chair. Member Frenn respectfully declined the nomination. Nomination failed for lack of a second.*

*Member Frenn nominated Member Kiehne as Planning Commission Chair. Seconded by Member List. Chair Frenn moved, seconded by Member Lepper to close the nominations for Chair. Motion carried 5-0 on voice vote. The nomination carried 5-0 on the following vote: Ayes: Frenn, Kiehne, Lepper, List, Raines.*

*Member Raines nominated Member List to serve as Planning Commission Vice Chair. Seconded by Vice Chair Kiehne. The nomination carried 5-0 on the following vote: Ayes: Frenn, Kiehne, Lepper, List, Raines.*

*Elected officers take office at the next Meeting and serve until March 1, 2020.*

## **8.2 Planning Commission Bylaws Review / Amendment**

*Chair Frenn suggested amendments to Article 5(b) and Article 9(b) shown as underline and strikethrough, as follows:*

Article 5(b) The Chair and Vice Chair shall be elected for a one-year term ~~from~~ by the voting members of the Commission at the first regular meeting on or after March 1st, or the first regular meeting after the appointment of new Planning Commissioners, subject to Article 7(g). The Chair shall take office at the following meeting. Vacancies shall be filled in the same manner, at the regular meeting immediately following the time the vacancy occurs.

Article 9(b) Call to Order and Pledge of Allegiance by the Chair, Vice Chair, or the Executive Secretary in the absence of the Chair and Vice Chair.

*By unanimous consent, the Commission directed staff to complete amendments to the Planning Commission Bylaws and prepare the document for Commission adoption.*

## **9. MATTERS FROM COMMISSIONERS AND STAFF**

*Executive Secretary Painter announced the cancellation of the June 18, 2019 Regular Meeting, and that agenda items are anticipated for the July 2, 2019 Regular Meeting.*

## **10. ADJOURNMENT**

*Chair Frenn announced adjournment at 6:41 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission