

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

CALL TO ORDER

Vice Chair Kiehne called the meeting to order at 6:00 p.m.

WELCOME TO NEWLY APPOINTED COMMISSION MEMBERS

Vice Chair Kiehne welcomed the recent City Council re-appointment of John List and the appointment of Amy Lepper to the Planning Commission.

PLEDGE OF ALLEGIANCE TO THE FLAG

Vice Chair Kiehne led those in attendance in the Pledge of Allegiance.

ROLL CALL:

Members Present:	<i>Vice Chair Kiehne, Lepper, List, Raines</i>
Members Absent:	<i>Chair Frenn</i>
Staff Present:	<i>Rivas, Painter, Tanger</i>

1. CONSENT CALENDAR

1.1 Adoption of Agenda

1.2 Adoption of Regular Meeting Minutes – March 5, 2019

*Member Lepper moved, second by Member Raines to approve the Consent Calendar.
Motion passed on a 4-0 voice vote (Ayes: Kiehne, Lepper, List, Raines).*

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

None

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

None

4. COMMUNICATIONS

None

5. PUBLIC HEARING

Zone Change (ZC) 19-01: Amendments to Title 10, Chapter 4, Section 12: Accessory Dwelling Units (ADU) of City Code that are Necessary to be Consistent with State Statutes Adopted in 2017 (SB 229 & AB 494).

City Planner Painter presented staff's report. No public comments were received.

Member Lepper moved, second by Member Raines to:

1. *Find that the amendments to City Code Section 10-4-12 are statutorily exempt from the California Environmental Quality Act under 15282(h) of the CEQA Guidelines and per Public Resources Code section 21080.17, as the Code Amendments modify existing regulatory requirements in order to comply with Government Code section 65852.2; and*
2. *Recommend that the City Council approve ZC19-01, amending Placerville City Code Section 10-4-12 as described in Attachment 1 of staff's April 2, 2019 staff report, with the following suggested changes shown as double strikethrough and double underline:*

(D)6(a) Detached ADU. Maximum permissible floor area shall be 50% of the square footage of the existing or proposed primary residence, except that the ~~maximum~~ minimum shall not be less than six hundred (600) square feet, or more than twelve hundred (1,200) square feet.

(D)11(f) The ADU is part of (attached to or within) the proposed or existing primary residence.

(F)1(b) Floor plan. A floor plan, drawn to scale, that shows the dimensions of each room, and the resulting ~~floor area~~ floorspace. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown.

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

6. NEW BUSINESS

6.1 Election of Officers for 2019 (Chair and Vice-Chair)

By unanimous consent of the Commission, this item was tabled until all five Commission Members are present.

6.2 Discussion of Potential Site Plan Review Exemptions Regarding Alteration Activities of Designated Historic Buildings and Buildings within City Historic Districts

City Planner Painter opened discussion by providing Planning Commission history regarding topic. No public comments were received.

Member Raines moved, second by Member List to direct staff to place on a future agenda a resolution of intention to initiate amendments to City Code 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. Motion passed on a 4-0 voice vote (Ayes: Kiehne, Lepper, List, Raines).

7. MATTERS FROM COMMISSIONERS AND STAFF

Staff informed the Commission of upcoming agenda items and the opening of the Main Street Parklet. Vice Chair Kiehne announced she would not be in attendance for the April 16, 2019 Regular Meeting.

8. ADJOURNMENT

Vice Chair Kiehne announced adjournment at 6:50 p.m. to the Regular Meeting of April 16, 2019.

Andrew Painter, Executive Secretary
Placerville Planning Commission

DRAFT