

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, JANUARY 15, 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; led those in attendance in the Pledge of Allegiance.*

**ROLL CALL:**

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

**Members Absent:** None.

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

**1. CONSENT CALENDAR**

**1.1. Adoption of Agenda**

**1.2 Adoption of Regular Meeting Minutes – December 4, 2018**

*Member Dziuba moved, second by Vice Chair Kiehne to adopt Items 1.1 and 1.2 of Consent Calendar. Motion passed on 5-0 voice vote (Ayes: Dziuba, Frenn, Kiehne, List, Raines).*

**1.3 Pulled from Consent Calendar**

**2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)**

- 1.3. 1100 Marshall Way - Temporary Mobilehome Permit (TMP) 01-02 – Marshall Medical Center:** Consideration of the 2018 need assessment by Marshall Medical Center regarding the continued use of four commercial coaches authorized by the Planning Commission at the Medical Center. This need assessment update by Marshall Medical Center is required under TMP 01-02 conditions of approval. Recommendation: Accept and file the 2018 need assessment.

*Motion by Member Raines, seconded by Member Dziuba, to accept and file the 2018 need assessment. The motion passed 5-0 on the following roll call vote (Ayes: Dziuba, Frenn, Kiehne, List, Raines. Noes: None).*

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

**3.1 Written Communication**

*None*

**3.2 Oral Communication**

*Michael Drobesh addressed the Commission regarding community fire safety and neon sign for Pizza Bene along US Highway 50.*

#### 4. PUBLIC HEARING

##### 4.1. 884 Spring Street – Variance 18-03

Request: (1) To allow a 7.5 feet side yard setback where 10 feet is required; (2) To allow a 15 feet setback where 20 feet is required, under the R1-6,000 Zone. Location: 884 Spring Street. Fee Parcel Number: 001-171-034. General Plan Designation: Medium Density Residential. Zoning: R1-6,000 Single-Family Residential Zone. Property Owners: Todd Sprague and Amy Sprague. Environmental Determination: Categorically Exempt per Section 15305(a) of CEQA Guidelines. Recommendation: Approve with conditions.

*Chair Frenn announced ex parte communication with applicants. Member Raines stated she had visited the site. Todd Sprague addressed the Commission on behalf of the applicants.*

*Motion by Member List, second by Vice Chair Kiehne to:*

- I. *Adopt the Staff Report as part of the public record.*
- II. *Make the following findings:*
  - (a) *The project is categorically exempt from environmental review according to Section 15303(a) of the Environmental Quality Act Guidelines, in that the request involves a minor setback variances not resulting in the creation of a new parcel.*
  - (b) *Due to the existing built nature of the site and surrounding area, as demonstrated on Attachments A and B of the staff report, the granting of this request does not constitute a special privilege not enjoyed by others in the vicinity and zone in which the property is located.*
  - (c) *Due to project site topography, and proximity of proposed construction to neighboring properties that are demonstrated and described in staff's report and attachments, the granting of this request will not be detrimental to the public health, safety, convenience and welfare, nor injurious to properties and improvements in the vicinity of the subject site.*
- III. *Approve Variance 18-03, subject to the following conditions and requirements:*
  1. *These conditions and requirements shall apply to Variance 18-03, a request by Todd and Amy Sprague for a setback variance that allows a 7.5 feet side-yard setback where 10 feet is required, and allows a 15 feet rear yard where 20 feet is required, for the construction of decks.*
  2. *Approval is granted for the Variance request described in the application date-stamped November 16, 2018, and staff's report and exhibits dated January 15, 2019, except as modified by the conditions of approval.*
  3. *The permit shall apply only to 884 Spring Street, Fee Parcel Number 001-171-034, regardless of any change of ownership, and may not be transferred to another parcel.*
  4. *These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.*

5. *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.*

*Motion passed 5-0 by voice vote as follows: Ayes: Dziuba, Frenn, Kiehne, List, Raines.*

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

### **5.1 Matters from Commissioners**

*Member Dziuba requested that the highway sign for the Pizza Bene business be placed on future agenda for discussion.*

### **5.2 Matters from Staff**

*Executive Secretary Painter announced that the February 5, 2019 Regular Meeting would be cancelled due to lack of agenda items. Director Rivas updated the Commission on the statuses of the Hampton Inn hotel project, the Cannabis Business Overlay Zone, and the Clay Street Bridge Replacement Project.*

## **6. ADJOURNMENT**

*Chair Frenn announced adjournment at 6:30 p.m.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission