Item 4.1
August 20, 2019 Minutes

MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, AUGUST 20, 2019, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

DRAFT

1. CALL TO ORDER
Chair Kiehne called the Regular Meeting to order.

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, Raines*
Members Absent: *None*
Staff Present: *Director Rivas, City Planner Painter, I.T. Analyst Tanger*

4. CONSENT CALENDAR

4.1 Adoption of July 16, 2019 Regular Meeting Minutes
4.2 Receive and file public comments to the Planning Commission regarding the project CUP19-01, SPR19-01 – Sourdough & Co. – 385 Main Street, received after 4:00 P.M., July 16, 2019 to July 24, 2019

Comment received from Kirk Smith. Member Frenn requested staff report back to Commission with information regarding ex parte communication.

Motion: Motion made by Member Lepper, seconded by Member Raines to approve the Consent Calendar as amended.

Action: Motion approved on the following voice vote:
Ayes: Chair Kiehne, Lepper, Raines
Noes: None
Abstentions: Frenn, List

5. ITEMS PULLED FROM CONSENT CALENDAR
None

6. ITEMS OF INTEREST TO THE PUBLIC
None

7. COMMUNICATION:

7.1 June 5, 2019 email from Karen Pyke
Public comments were received from Fran DuChamp, Kirk Smith and Mannie Rodriguez. No action taken.

8. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

8.1 3092 Hazzard Street – Variance (VAR) 19-02: Request by property owner Sammie Ball for a Variance to allow a 6-foot rear-yard setback where 20 feet is required under Zoning Ordinance Section 10-5-8(D)5, for a bedroom expansion on the second floor of an existing single-family home.

City Planner Painter presented staff's report. Chair Kiehne announced she visited the site, spoke with the applicant, took and presented copies of photos taken of the site. Member Raines announced that she visited the site and neighborhood. Speakers: Ronald Williams, Applicant. Public Comment: None.

Motion: Motion made by Member Raines, seconded by Member Frenn 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 that contains existing residences and accessory structures that have non-conforming setbacks, or have similar parcel area to the site, and have the same R1-6 zoning as demonstrated within the staff report and applicant exhibits, that 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) In that the proposed bedroom addition with the setback variance would be constructed entirely within the project parcel, and windows would look out to the north and south side yards not west toward the rear yard, 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 19-02, subject to the following conditions and requirements:
1. These conditions and requirements shall apply to Variance 19-02, a request by Sammie Ball for a setback variance that allows a 6 feet rear yard where 20 feet is required, for the construction of an addition of 168 square feet to a second story bedroom.
2. Approval is granted for the Variance request described in the application date-stamped July 11, 2019, and staff's August 20, 2019 report to the Planning Commission, except as modified by the conditions of approval.

3. *The permit shall apply only to 3092 Hazzard Street, Parcel Number 004-151-011, 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.*

Action: Motion passed on the following roll call vote:
Ayes: Frenn, Kiehne, Lepper, List, Raines
Noes: None

9. MATTERS FROM COMMISSIONERS AND STAFF: This item involves Commission Member and Development Services Department staff comments /reports.

9.1 Commissioner Matters
Member Frenn addressed concern of neon signs within Highway 50 Scenic Highway Corridor. Chair Kiehne addressed Member notification to staff of meeting absences.

9.2 Department Report: Neon and Neon-like Signs of Downtown Placerville
Slide presentation by City Planner Painter. No action taken.

10. ADJOURNMENT:
Chair Kiehne announced meeting adjournment at 7:32 P.M to the September 3, 2019 Regular Meeting at 6:00 P.M.

Andrew Painter, Executive Secretary
Placerville Planning Commission