

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, OCTOBER 15, 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:** *Chair Kiehne, Frenn, Lepper, Vice Chair List, Raines*

**Members Absent:** *None*

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

**4. CONSENT CALENDAR:**

**4.1 Consideration to Approve Agenda**

**4.2 Consideration of Approving Regular Meeting Minutes - October 1, 2019**

*Action: Motion made by Kiehne, seconded by List to approve the Consent Calendar.*

*Motion approved on the following voice vote:*

*Ayes: Kiehne, Frenn, Lepper, List, Raines*

*Nays: None*

**5. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)**

*No items were pulled.*

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

*None received.*

**7. PUBLIC HEARING:**

**7.1 111 MAIN STREET - CUP 19-02 AND SPR 19-03 – CENTURY 21:**

Consideration of a request for Conditional Use Permit and Site Plan Review to operate a formula business land use, Century 21 Real Estate, within the Central Business District (CBD) Zone. Location: 111 Main Street. Assessor's Parcel No.003-022-013. General Plan Designation: Central Business District.

*City Planner Painter presented staff's report. Applicant Representative Debra Miller addressed the Commission.*

**Action:** *Motion by Frenn, seconded by Kiehne to:*

- I. Adopt the Staff Report and make it a part of the public record.*
- II. Make the following California Environmental Quality Act exemption finding for Conditional Use Permit 19-02 and Site Plan Review 19-03:*

*This requested activity is exempt from CEQA per Guidelines Section 15301(a) and Section 15301(g), in that the activity involves minor alterations to an existing professional office building consisting of awning and building trim color changes, and changes in sign copy on existing signs.*

- III. Make the following Findings for Conditional Use Permit 19-02 and Site Plan Review 19-03:*

- A. The project site has a Central Business District General Plan Land Use and Zoning designation.*
- B. The request is consistent with the purpose of the City's CBD Land Use designation and relevant General Plan goal and policies regarding business and professional office uses and downtown Placerville, in that it would occupy an existing business and professional office building and site within the downtown Placerville's CBD designation; the use would operate similarly to the existing Coldwell Banker real estate office tenant on-site, and no substantive changes would be made to the building or site other than changes in sign copy within existing and permitted sign and sign structures, and replacing the fabric awning and building trim color from blue to an earth-tone grey (Pantone "Obsessed Grey").*
- C. The proposed real estate service formula business use would provide a desirable and beneficial professional service to the public.*
- D. The location of the formula business request would be convenient to the public due to the site's downtown Placerville location and its adjacency to US Highway 50.*
- E. The formula business request would not be materially detrimental to the public health, safety and general welfare nor injurious to the property or improvements in the vicinity and zone in which the site is located, in that the Century 21 Real Estate formula business would operate similarly to the current occupant of the site, Coldwell Banker Real Estate.*

*F Based on the above findings and the analysis provided in staff's report dated October 8, 2019, the request is consistent with General Plan goals and policies and the regulations and design criteria of City Code.*

*IV. Based on the foregoing findings, approve CUP19-02, subject to the following Conditions of Approval:*

*CUP19-02 Conditions of Approval*

*1. Approval of CUP19-02, located at 111 Main Street, APN 003-022-013, involving the operation of a formula business, Century 21 Real Estate office, at 111 Main Street within the Central Business District Zone (CBD).*

*Approval is based upon the analysis provided in staff's October 8, 2019 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:*

- Planning and Conditional Use Permit Application received 9-30-2019;*
  - Site Plan dated 9-26-2019, prepared by Walter Mathews, received 9-30-2019;*
  - Floor plan prepared by Edwin Mathews, dated 9-23-2019, received 9-30-2019;*
  - Current Landscaping Photos, received 9-30-2019;*
  - Current and Proposed Signage, Awning and Century 21 Color Guide, received 9-30-2019.*
- 2. CUP19-02 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP19-02 shall not be issued until the granting of the permit is affirmed on appeal.*
- 3. CUP19-02 shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried on. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.*
- 4. CUP19-02 shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.*
- 5. CUP19-02 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.*
- 6. Any proposed future change to the use or modification to the application beyond what is authorized under CUP19-02 shall be submitted to the Development Services Department for a determination of appropriate procedures.*

7. *CUP19-02 business signage for tenant occupancy shall comply with all applicable City regulations.*
  8. *CUP19-02 shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance, Placerville Municipal Code, and any other City, State and Federal codes, ordinances and laws that may apply.*
  9. *All Conditions of Approval shall be in addition to those established under Site Plan Review 19-03 and shall also be incorporated as the Conditions of Approval for CUP19-02 by reference.*
- V. *Based on the foregoing findings, approve Site Plan Review (SPR) 19-03, subject to the following Conditions of Approval:*

*SPR19-03 Conditions of Approval*

1. *Approval of SPR19-03, located at 111 Main Street, APN 003-022-013, involving the operation of a formula business, Century 21 Real Estate, at 111 Main Street within the Central Business District Zone (CBD).*

*Approval is based upon the analysis provided in staff's October 8, 2019 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:*

- *Planning and Conditional Use Permit Application received 9-30-2019;*
  - *Site Plan dated 9-26-2019, prepared by Walter Mathews, received 9-30-2019;*
  - *Floor plan prepared by Edwin Mathews, dated 9-23-2019, received 9-30-2019;*
  - *Current Landscaping Photos, received 9-30-2019;*
  - *Current and Proposed Signage, Awning and Century 21 Color Guide, received 9-30-2019.*
2. *SPR19-03 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case SPR19-03 shall not be issued until the granting of the permit is affirmed on appeal.*
  3. *SPR19-03 shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried on. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.*
  4. *SPR19-03 shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.*

5. *SPR19-03 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.*
6. *Any proposed future change to the use or modification to the application beyond what is authorized under SPR19-03 shall be submitted to the Development Services Department for a determination of appropriate procedures.*
7. *The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement for the site in accordance with City Code Section 10-4-9 (Site Plan Review).*
8. *Parking spaces, accessible space shall comply with City Code. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved Site Plan dated 9-26-2019, prepared by Walter Mathews and received 9-30-2019.*
9. *All Conditions of Approval shall be in addition to those established under CUP19-02 and shall also be incorporated as the Conditions of Approval for SPR19-03 by reference.*

*Motion approved on the following roll call vote:*

*Ayes: Kiehne, Frenn, Lepper, List, Raines*

*Nays: None*

**8. MATTERS FROM COMMISSIONERS AND STAFF**

*Director Rivas summarized the status of the Cannabis Business License application process. City Planner Painter announced that the November 5, 2019 Regular Meeting will be cancelled. Vice Chair List inquired about the clearing and grubbing of property at the corner of Middletown Road and Cold Springs Road.*

**9. ADJOURNMENT**

*By unanimous consent, Chair Kiehne announced adjournment at 6:28 P.M.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission