



**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JANUARY 7, 2020, 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 15, 2019

Action: Motion made by Frenn, seconded by Lepper 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

- *Bill Williams – High Endings Incorporated investigations;*
- *Kirk Smith – Planning Commission proceedings and ex parte communication;*
- *Jennifer Chapman – Cultural resources and the Clay Street Realignment Project.*

7. PUBLIC HEARING:

7.1 3095 Cedar Ravine Road: Demolition of Single-Family Residence and Attached Garage within the Cedar Ravine Residential Historic District. Planning Application Site Plan Review (SPR) 19-05.

City Planner Painter presented staff's report. Applicant Michael McDermott addressed the Commission. Public comments received from Jennifer Chapman and Kirk Smith.

Action: Motion by Frenn, seconded by List to:

- I. Approve the request, SPR19-05, to allow the demolition of the single-family residence and attached garage within the Cedar Ravine Residential Historic District.
- II. Adopt the staff report as part of the public record.
- III. Make the following findings:
 1. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the subject structure does not meet any of the following criteria and therefore is not a historic resource:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Title research indicates that the residential structure was occupied by a series of individuals beginning in 1874. There is no evidence to suggest that the home or site is associated with events that contribute to California history and cultural heritage.

- (2) Is associated with the lives of persons important in our past;

There is no evidence to suggest that the owners or tenants of the residential structure made significant contributions to local, state or national history that would distinguish them from other residents in the City of Placerville.

- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

No evidence was found indicating that the residential structure is the work of a notable architect or builder. It is a modest residential structure of standard construction for its time. It does not appear to employ any distinctive architectural characteristics, innovations, or possess high artistic value.

- (4) Has yielded, or may be likely to yield, information important in prehistory or history with any known significant people or events.

No evidence yielded or may be likely to yield information of prehistory of the site or history of the Turney or other family histories. The Blair family history is well documented due to property and businesses owned and operated, as mentioned, in and around Placerville.

2. Making specific note with regard to the Historic Resource Criteria 1, 3 and 4 listed on Page 7 of the staff report, it is absolutely clear that there is

nothing to suggest any historic significance; with reference to Criteria 2, as associated with lives important to our past, while the record does reflect the property was owned between 1874 and 1901 by Janet Turney of the Blair family, a family of significance, then the property was subsequently owned by Francis Turney, daughter of Janet Turney, between 1901 and 1944, there is nothing in the record that would suggest there is any evidence of the structure itself as having any sort of historical significance.

3 The request is categorically exempt from CEQA pursuant to Section 15301 Class 1 (l)(1), because the proposed project consists of the demolition and removal of an existing dilapidated residence.

VI. Conditionally approve SPR19-05 to allow the demolition of a single-family residence and detached garage located at 3095 Cedar Ravine Road, subject to the following condition:

1. Before demolition of the home may commence, a Demolition Permit shall be obtained from the Building Division, subject to the permit, safety and bonding requirements under City Code Title 4, Chapter 11: Demolition of Buildings and Structures.

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; discussed SB 2 Planning Grant Application and components for use of application funding, noting the City's inclusion of the Placerville Armory as a site for environmental analysis and a potential low-income housing site.

Executive Secretary Painter provided updates of upcoming agendas, of two lawsuits filed against the City Council's action to approve the Sourdough & Co. project, and Council's direction to staff in December 2019 to initiate changes to the City's Accessory Dwelling Unit regulations to comply with new state statutes becoming effective January 1, 2020.

9. ADJOURNMENT

By unanimous consent, Chair Kiehne announced adjournment at 7:18 P.M.

Andrew Painter, Executive Secretary
Placerville Planning Commission