

**MINUTES  
REGULAR MEETING  
CITY OF PLACERVILLE PLANNING COMMISSION  
TUESDAY, FEBRUARY 4, 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 – January 7, 2020**

*Action: Motion made by Frenn, seconded by Raines to approve the Consent Calendar.*

*Motion approved on the following voice vote:*

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

*Nays: None*

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

*No items were pulled from the Consent Calendar.*

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

*Kirk Smith - Promulgate rules for demolition permits; submitted written information and addressed the 3095 Cedar Ravine Rd demolition project.*

**7. PUBLIC HEARING:**

**7.1 2920 COLD SPRINGS RD - SPR 90-03-R:** A request by Shawn Stremsterfer to revise (Major Change) the 1990 Planning Commission approved Site Plan Review to place and use a 12-foot by 30-foot (360-square-foot) prefabricated accessory recreational vehicle cover structure that has been placed on the parcel without the benefit of Planning Commission approval or a construction permit. Location: 2920 Cold Springs Road; APN 323-480-029 and 323-480-030.

*Member List announced his recusal for this item due to owning property in the project vicinity. He left the dais and exited the meeting room.*

*City Planner Painter presented staff's report. Applicant Shawn Stremsterfer addressed the Commission.*

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

I. Adopt Staff's Report as part of the public record.

II. Make the following findings regarding SPR90-03-R:

1. This request is categorically exempt from environmental review pursuant to Section 15303(e) of the California Quality Act Guidelines, in that it involves an accessory structure.
2. The project as conditioned is consistent with Policy 1 of Goal I of the City of Placerville General Plan Community Design Element, in that it does not detract from the aesthetic character of existing development located, and within the immediate project vicinity.
3. The project as conditioned is in compliance with PZO 10-4-9(G) Site Plan Review Criteria, in that:
  - (a) The structure's internal location toward the back portion of the site, its distance from the public way along Cold Springs Road, and site and neighboring landscaping assists with blending the structure into the site environment.
  - (b) The structure's gabled design, scale and its horizontal siding are characteristics that are similar to those on existing neighboring residential and accessory structures, meeting the criteria that buildings have form, scale, colors and materials are compatible with permanent neighboring development.
4. The project is consistent with the Development Regulations of the Commercial Zone of building height and a setback, exceeding the minimum building yard (setback) from property lines and it is within the maximum building height.

III. Approve the Major Change to SPR90-03-R request with the following Conditions of Approval:

1. Approval. Approval of SPR90-03-R authorizes the request made by Shawn Stremsterfer for the placement and use of an existing recreational vehicle (RV) cover accessory structure (12 ft. in width, 30 ft. in length and 12 ft. 6 in. at ridge height (360 sq. ft)). The project is approved as shown in Attachment A (Applicant Submittal Package) of staff's February 4, 2020 report, and as conditioned or modified by this action.
2. Project Location. The Project site is located at 2920 Cold Springs Road. APN: 323-490-029 and 323-490-030. SPR90-03-R as amended shall apply only to the project location and cannot be transferred to another parcel.
3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
4. Permit Expiration. The approval of the site plan review major change shall expire and become null and void eighteen (18) months after the date of approval unless a

*building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*

5. *Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to appropriate building and encroachment permits, and payment of all required fees.*

*Applicant shall submit three copies of construction plans, engineering and site plans for the existing structure in order to apply for Building Division plan review and obtain a construction permit.*

6. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
7. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
8. *Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for determination of either a major or minor change to approved the site plan, per Section 10-4-9(P) of City Code.*
9. *Condition of Approval No. 1, 2, 3 and 4 approved by the Planning Commission in 1990 shall remain in effect and shall be included by reference with the major change approval; renumbered as 9(a), 9(b), 9(c) and 9(d) as follows:*
  - 9(a): *Applicant shall submit a site, size and species specific landscape plan to staff for review and approval by the Planning Commission prior to occupancy of the office building.*
  - 9(b): *Applicant shall submit additional information regarding any proposed LPG tank, mechanical equipment, and trash receptacle area to staff for review and approval.*
  - 9(c): *Comply with department comments as identified in the staff report dated April 4, 1990.*
    - Building Division*
      - (1) *Must comply with City's construction regulations and state's requirements for energy conservation and handicapped accessibility.*

*Engineering Division*

- (2) *Provide adequate site distance from driveway onto Cold Springs Road.*
- (3) *Pave proposed parking area with 2" of AC over 4" of AB.*
- (4) *Install concrete curbs around driveway and parking lot.*
- (5) *Provide an auto turn-around in the parking lot.*
- (6) *Pipe parking lot drainage to the ditch on Cold Springs Road.*
- (7) *Install handicapped signs and pavement parking.*
- (8) *Install head and tail wall on the proposed driveway culvert pipe and size pipe.*
- (9) *Show spot elevations on proposed plan.*
- (10) *Submit a Street Frontage Improvement Agreement for concrete curb, gutter, sidewalk and additional street paving (3" AC over 6" AB) to obtain a consistent width of 20 feet from the center line of Cold Springs along the total parcel frontage.*

*9(d): The design of the sign shall be brought back to the Planning Commission for review and approval.*

*10. The RV cover accessory structure support poles shall be painted to match the trim color of the office building onsite.*

*Motion approved (4-0, 1 recusal) on the following roll call vote:*

*Ayes: Kiehne, Frenn, Lepper, Raines*

*Nays: None*

*Recused: List*

**8. MATTERS FROM COMMISSIONERS AND STAFF**

*Commissioners:*

*Frenn - Inquired to staff regarding accessory structure permit requirements and code enforcement.*

*Staff - Provided construction updates of completions of past projects before the Commission; upcoming items scheduled for the February 18, 2020 Regular Meeting; informed the Commission of the appeal filed regarding the Commission's conditional approval of SPR19-05 – 3095 Cedar Ravine Rd to be heard by City Council on Feb 25; informed Commission of Planning Commissioners Academy.*

**9. ADJOURNMENT**

*By unanimous consent, Chair Kiehne announced adjournment at 6:50 P.M.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission