

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, JULY 21, 2020, 6:00 P.M.  
VIA TELECONFERENCE (Virtual Meeting)**

**CALL TO ORDER**

*Chair Kiehne called the Regular Meeting to order at 6:00 P.M.*

**PLEDGE OF ALLEGIANCE TO THE FLAG**

*Chair Kiehne led the audience in the Pledge of Allegiance to the Flag.*

**ROLL CALL:**

**Members Present:** *Chair Kiehne, Vice Chair List, Frenn, Lepper, Raines*  
**Members Absent:** *None*  
**Staff Present:** *Director Rivas, City Planner Painter*

**CONSENT CALENDAR:**

- 1. Consideration to Approve Agenda**
- 2. Consideration to Approve Regular Meeting Minutes – March 17, 2020**

***Action:** Motion made by Frenn, seconded by Vice Chair List to approve the Consent Calendar. Motion approved unanimously on a voice vote.*

**ITEMS OF INTEREST TO THE PUBLIC**

*None received.*

**PUBLIC HEARING**

- 3. 1100 Marshall Way - Site Plan Review (SPR) 08-04-R2 - Marshall Medical Center, APN 004-350-001:** a request for a Major Change to SPR 08-04 for the construction of an Outdoor Dining / Garden Area for Medical Center employees, patients and visitors.

*City Planner Painter presented staff's report. Applicant Dana Rice and Applicant Representative Michael Ryan addressed the Commission. No public comment was received.*

***Action:** Motion made by Frenn, seconded by List to:*

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings of fact in support of the request, Site Plan Review (SPR) 08-04-R2 - Outdoor Dining Area – 1100 Marshall Way:*

1. *The request is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15304(a) and (b) of the CEQA Guidelines, in that it involves grading and the installation of landscaping on land with a slope of less than ten percent.*
  2. *The request meets the purpose and intent the Site Plan Review Criteria, the Development Guide and the Placerville General Plan Community Design Element as analyzed in staff's report dated July 7, 2020.*
- III. *Approve SPR08-04-R2 as provided as Attachment A of staff's report dated July 21, 2020, subject to the Conditions of Approval provided as follows:*
1. *Approval of SPR08-04-R2 authorizes the request by Marshall Medical Center for the grading and landscaping of an outdoor dining / garden area on the Medical Center campus at 1100 Marshall Way. A.P.N. 004-350-001. Site Plan Review landscape plan approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:*  
  
*Staff Report Attachment A: Project Narrative by Greenbough Design. Date April 29, 2020; Marshall Medical Center Outdoor Dining Area Project Plan Set (Sheets CVR, A2.1, A7.1, A7.2, A7.3 C0.1, C0.2, C0.3, C1.1, C2.1, C2.2, C2.3, C4.1, C4.2, E0.1, E0.2, E1.0, E1.1, L-1, L-2, L-3, L-4 by Greenbough Design. Date: March 26, 2020; Photometric Analysis by Lighting Analysis. Date: March 30, 2020.*
  2. *Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).*
  3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
  4. *Site Plan Review 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 grading permits, and payment of all required fees.*

A. *Construction Permit. Applicant shall submit three copies of construction plans to apply for Building Division plan review and obtain a construction permit. Building plans shall show compliant work for accessibility, egress (both for existing buildings and new areas), electrical, plumbing and drainage work.*

B. *Grading Permit.*

a. *The project proposes excavation in excess of 50 CY that necessitate a grading permit. Applicant is required to submit a grading permit application along with supporting plans, an Engineer's estimate, and payment of related fees to the Engineering Department for review prior to excavation work. It appears all connections are through existing service lines and laterals. Should a new connection be needed to the City's system, location and installation will need to be reviewed by the Engineering and Public Works Departments.*

b. *It appears the walls are currently designed at less than 4' retained height. Should this amount be exceeded, engineering calculations and a geotechnical memo will be required for the review.*

c. *Should any substantive changes occur, additional review comments may be generated by the Engineering Department.*

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.*

*The project proponent/applicant should contact the state's Office of Statewide Health Planning and Development (OSHPD) to verify the jurisdiction of work and whether the City or OSHPD has jurisdiction, or if the work is shared between each entity. The work shown is exterior to the building, but affects building egress.*

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. *All Conditions of Approval shall be in addition to those established and recorded in the following Planning Commission Minutes that are provided as Staff Report Attachment C:*

- *November 18, 2008 under SPR08-04, CUP08-02, TPM08-07 and EA08-07;*

- *July 17, 2012 under SPR08-04, involving South Wing entry landscaping and site amenities; and*
- *November 5, 2013 under SPR08-04, involving the placement of parking lot shade structures with solar panels on the site.*

*Motion approved on the following roll call vote:*

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

*Noes: None*

**NEW BUSINESS:**

**Election of Officers for 2020 (Chair and Vice-Chair)**

*Motion by Frenn, seconded by Raines, nominating Member List to serve as Chair and Member Lepper to serve as Vice-Chair. Terms are retroactive from March 1, 2020 to February 28, 2021.*

*Nomination motion approved on the following roll call vote:*

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

*Noes: None*

**MATTERS FROM COMMISSIONERS AND STAFF:**

*City Planner Painter announced that the August 4, 2020 Regular Meeting is cancelled due to lack of agenda items.*

*Member Frenn requested and Director Rivas provided an update of recent application processes allowing temporary uses by eating establishments for outside dining/seating during the Covid-19 state of emergency of City rights-of-way and private parking lots. Public comment was received from a caller who did not self-identify.*

*Member Raines provided information as to her upcoming meeting availability.*

**ADJOURNMENT:**

*Chair Kiehne announced adjournment at 6:50 P.M.*

Andrew Painter, Executive Secretary  
Placerville Planning Commission