

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION TELECONFERENCE (Virtual Meeting)  
TUESDAY, NOVEMBER 17, 2020, 6:00 P.M.**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

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

**ROLL CALL:**

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

**CONSENT CALENDAR:**

**1. Consideration to Approve Agenda**

*Action: Agenda adopted by voice vote.*

**2. Consideration to Approve Regular Meeting Minutes – November 3, 2020**

*Motion: Member Frenn, seconded by Vice Chair Lepper, to approve the Minutes as presented.*

*Action: Motion approved unanimously on a voice vote.*

**ITEMS PULLED FROM CONSENT CALENDAR**

*Item 1 was pulled for discussion.*

**ITEMS OF INTEREST TO THE PUBLIC**

*Jennifer Chapman addressed recent actions taken by the Planning Commission and City Council; housing development off Anderson Way. Ruth Michelson addressed recent house demolition off Cedar Ravine Rd.*

**COMMUNICATIONS**

*City Planner Painter announced receipt of public comment for Item 6 submitted after 3:00 p.m., November 12, 2020, up to 3:00pm, November 17, 2020, distribution of comments electronically to the Commission and the request applicant prior the meeting, and placing comments into the public record for the CUP20-04 and SPR20-04 file. Staff announced the City's receipt of comments after the 3:00 p.m., November 17, 2020, would be placed into the public record.*

**PUBLIC HEARINGS**

- 3. 965 Thompson Way – Historic District Review (Site Plan Review) SPR 20-03:** Consideration of request for use determination and Historic District Review for the construction of a two-story single-family residence, with the concurrent construction of an attached ADU, within an

R-3 Zone and the Cedar Ravine Residential Historic District. Location: 965 Thompson Way, Placerville, CA. A.P.N.: 004-011-074, within the R-3-H Zone (Medium Density Multi-Family Residential – Historic District Zone).

*City Planner Painter delivered staff report. Addressing the Commission on this item was applicant representative Ted Smith, Ted Smith Design. Public members addressing the Commission were Sue Taylor; Jennifer Chapman; Kirk Smith, and Ruth Michelson.*

*Motion: Member Raines, seconded by Member Kiehne:*

- I. Adopt the staff report as part of the project record.*
- II. Find that the project exempt from environmental review pursuant to Section 15303(a) of the CEQA Guidelines, in that the project meets the qualifications for a Categorical Exemption under Section 15303(a)(Class 3/New Construction) of the CEQA Guidelines as follows: The proposed development consists of one single-family residence, in a residential zone, R-3 (Medium Density Multi-Family Residential Zone).*
- III. Find that the project exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines, in that the project meets the qualifications for a Categorical Exemption under Section 15332 (Class 32/Infill Development) of the CEQA Guidelines as follows:*
  - a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, in that the single-family dwelling use would comprise an “other type” of residence, a permitted use, on a parcel with parcel area insufficient and practicable for the development of multi-family dwellings under the maximum density of the R-3 Zone and the High Density Residential Land Use classification;*
  - b) The proposed development occurs within city limits on a parcel with 0.14 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses;*
  - c) The project site has no value as habitat for endangered, rare or threatened species, in that the site is not identified within the General Plan Background Report as containing the presence of, or habitat for endangered, rare or threatened species;*
  - d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality: in that the new single-family dwelling would generate ten (10) vehicle trips per day, a total not expected to significantly impact traffic along Thompson Way or adjoining Cedar Ravine; in that the project is not expected to exceed the allowable noise levels of the General Plan, or result in air or water quality impacts in excess of a typical single-family residential development project that would be exempt from environmental review if it were not located within a City Historic District; and,*
  - e) The site can be adequately served by all required utilities and public services, in that all utilities and services are available to the site.*
- IV. Make the following findings supporting Site Plan Review 20-03:*
  - a) The project site has a zone designation of R-3 (Zoning Ordinance Section 10-5-10);*
  - b) The project site is located within the Cedar Ravine Road Historic District;*

- c) *Zoning Ordinance Section 10-5-10 (B) permits single-family dwelling uses upon the Planning Commission finding that due to site circumstances, such as limited parcel area, irregular parcel size, topography, etc., the development of multi-family dwellings is not practicable;*
  - d) *The maximum density under the R-3 Zone is twelve (12) dwelling units per acre (Section 10-5-10 (D) 1);*
  - e) *The project site has a parcel area as defined under Zoning Ordinance Section 10-1-4, of 0.14 acres;*
  - f) *The 0.14 acre parcel area would limit the maximum number of dwelling units under the R-3 Zone density to 1.7 dwelling units, insufficient in area for the development of multi-family dwellings under the maximum density of the R-3 Zone and the High Density Residential Land Use classification;*
  - g) *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with General Plan Community Design Element goals and policies and the Zoning Ordinance relative to architectural design;*
  - h) *The project request furthers the City's implementation of its share of regional housing needs as described in the City of Placerville 2013-2021 Housing Element, and*
  - i) *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with design guidelines within the Development Guide relative to architectural design that is compatible with residential and business professional buildings in the project vicinity and within the Cedar Ravine Road Historic District.*
- V. *Approve Site Plan Review 20-03 based on the findings I, II, III and IV, included in the staff report and subject to the conditions of approval as follows:*
1. *Approval. Approval is based upon the analysis provided in staff's November 17, 2020 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:*
    - *Planning Application, including narrative, deemed complete on October 9, 2020;*
    - *Site Plan, Floor Plan and Building Elevations dated September 9, 2020, prepared by Ted Smith, received September 17, 2020**Above provided as Attachment A of staff's November 17, 2020 staff report, and as conditioned or modified below.*
  2. *Project Location. The Project site is located at 965 Thompson Way, Placerville. APN: 004-011-74. SPR 20-03 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. *Site Plan Review Expiration. The approval of the site plan review 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. *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.*
6. *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.*
7. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
8. *Construction hours. All construction shall be limited to Monday through Saturday only, between the hours of 7:00am to 7:00pm, with no construction permitted on Sundays or City or state recognized holidays.*
9. *Permits.*
  - A. *The applicant shall obtain a grading permit for site grading from the City Engineering Department prior to onsite grading, subject to the requirements of the City Engineering Department. Finished grades shall be inspected to the satisfaction of the City Engineering Department before the City issuance of a building permit for the single-family dwelling design.*
  - B. *The applicant shall obtain a building permit for the Commission approved single-family dwelling design, ADU and retaining wall. Three complete copies of the proposed building projects shall be submitted to the Development Services Department for processing. The dwelling should be designed to meet all the 2019 California Residential Code requirements and the City of Placerville's Building Regulations as applicable. Construction shall not commence until the building permit is issued. Occupancy shall not occur until the final inspection is completed and approved and/or issuance of a Certificate of Occupancy by the Development Services Department.*

*Action: Motion approved 5-0 on the following roll call vote:*

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

*Noes: None*

4. **519 Placerville Drive - Conditional Use Permit (CUP) 20-05, Site Plan Review (SPR) 83-04-R2:** Consideration of Conditional Use Permit and Site Plan Review Major Change for the installation and use of a microcell wireless communication equipment on the existing Speedway mini-mart located at 519 Placerville Drive. Proposed improvements consist of one wall mounted, approx. 26.8" omni directional small cell antenna and supports pipe, an associated wall mounted equipment enclosure containing three remote radio units (RRU's), and a roof awning mounted GPS antenna. Location: 519 Placerville Drive, Placerville, CA. A.P.N.: 323-480-007, within the Commercial (C) Zone.

*City Planner Painter delivered staff report. Addressing the Commission on this item was applicant representative Maria Kim, Complete Wireless Consulting. Public member addressing the Commission was Kirk Smith.*

*Motion: Member Frenn, seconded by Vice Chair Lepper:*

- I. Enter Staff's report into the public record.*
- II. Make the finding that this project is exempt from environmental review per California Environmental Quality Act Guidelines Section 15303, in that it involves the construction of new small equipment at an existing facility, therefore qualifying for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) Guidelines.*
- III. Make the following findings regarding the project location, 519 Placerville Drive, with Assessor's Parcel No. 323-480-007:*
  - a) The project location has a General Plan Land Use designation of Commercial.*
  - b) The project location is zoned Commercial (C).*
  - c) The project location was granted conditional approval by the Planning Commission in 1983 of the following:*
    - CUP 83-04 that expanded an existing service station, and*
    - SPR 83-04 for the change in occupancy to convert the building from auto servicing to a convenience store on this site.*
- IV. Make the following findings in support of approval of CUP20-05:*
  - a) The project request would improve the service provider's telecommunication services along Placerville Drive, as well as those of northwest Placerville, thus desirable to the public convenience.*
  - b) The project request would not adversely affect the General Plan document, in that the parcel is designated Commercial on the General Plan Land Use Map, allowing for commercial facilities, of which a telecommunication service and the existing retail service uses are allowable uses. The request does not change this use.*
  - c) Use operations would not be detrimental to surrounding property due to the small size of proposed equipment, its proposed placement location on the existing commercial building where it would blend in with existing roof top equipment, the photovoltaic solar panels and support structures, and existing equipment currently on the commercial building.*
- V. Approve CUP20-05 located at 519 Placerville Drive, APN 323-480-007, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval.*
- VI. Make the following findings in support of approval of an amendment to SPR83-04-R2:*
  - a) The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for commercial facilities, of which a telecommunication service and the existing retail service uses are allowable uses. The request does not change this use.*
  - b) The project is consistent with the purpose and intent of the Development Criteria Subsection of Site Plan Review City Code (Section 10-4-9), in that the proposed*

*location for use equipment would be placed along the rear elevation of the building limiting its view from the public, and the antennas placed on the roof and building awning that substantially blend in with existing PV Solar panels and their support structures, and other equipment on the roof of the convenience store.*

- c) Proposed improvements do not conflict with the yard or building height of the General Regulations of the Commercial (C) Zone.*

*VII. Approve SPR83-04-R2 located at 519 Placerville Drive, APN 323-480-007, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval as follows:*

- 1. Approval of CUP20-05 and SPR83-04-R2 involves the operation and construction of unmanned microcell telecommunication facility use on the existing convenience store, located at 519 Placerville Drive, APN 323-480-007.*

*Approval is based upon the analysis provided in staff's November 17, 2020 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:*

- Planning and Conditional Use Permit Application, including Project Support Statement, received October 20, 2020;*
  - Plan Set – 14 sheets, labeled Speedway Placerville Dr CVL02199, dated September 3, 2020, prepared by Delta Groups Engineering, Inc, received October 20, 2020; and,*
  - Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report, dated October 16, 2020, prepared by EBI Consulting, received October 20, 2020.*
- 2. Runs with the Land. The terms and conditions of approval of the conditional use permit and 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.*
- 3. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval.*
- 4. CUP20-05 and SPR83-04-R2 shall expire and become null and void eighteen months from Planning Commission action, or upon City Council approval upon appeal, unless a construction permit for the improvements described in CUP20-05 and SPR83-04-R2 has been obtained prior to the date of expiration.*
- 5. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing. Construction drawings submitted for permit processing shall include a sheet containing all conditions of approval under the approved CUP20-05 and SPR83-04-R2.*

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. *All construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction shall be allowed on Sunday, unless approved by the City's Development Services Department.*
8. *Signage / Compliance Plan. The project shall install maintain and comply with the Recommended Signage/Compliance Plan, as described on Page 7 and 8 of the document, Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report, dated October 16, 2020, prepared by EBI Consulting, received October 20, 2020 for the project.*
9. *To eliminate prolonged occupational exposure of workers maintaining convenience store roof and all related equipment, access to the roof shall be strictly limited to only those maintaining the roof, and all equipment and support structures.*
10. *All Conditions of Approval established under SPR83-04, approved by the Planning Commission on April 19, 1983 as follows have been met and are included here for reference:*
  - a. *Provide detail of automatic sprinkler system for all landscaped area at the time of the Placerville Drive Improvements Project.*
  - b. *Install a berm along the west property line and direct all drainage to the drop inlet at the southwest corner of the site, and enlarge the planter at the southwest corner, and add a planter at the southeast corner.*
  - c. *The existing pole sign shall be relocated by the owner to meet the required set back prior to the improvement of Placerville Drive.*
11. *All Conditions of Approval established under the Major Change to SPR83-04, approved by the Planning Commission on September 21, 2004 as follows have been met and are included here for reference:*
  1. *Provide three sets of construction drawings and engineer calculations for plan review and construction permit processing.*
  2. *Secure building permit prior to construction.*
  3. *Provide a current deed for property to the Engineering Division prior to the Engineering Division's approval of the improvement plans for at this location.*

*Fire District Conditions*

4. *Site plan review fee of \$50.00 is required.*
5. *Existing structure is subject to Fire District inspection and approval.*
6. *Submit any tenant improvement plans for existing structure or other site changes.*
7. *Building modifications of over 30% will require installation of a fire alarm system.*
8. *Provide high-priority "knox" access with keys for emergency access. Knox box to be 5' above grade and to the right of the main entrance.*
9. *Additional requirements may be necessary depending on building construction and use.*

*Planning Division Conditions*

10. DC/AC Inverters, Isolation Transformers or other electrical cabinets or equipment located onsite with this project are to be screened from public view and placed either within the interior of the convenience store or located in the screened "service panel area" shown on the Site Plan at the northeast corner of the site.
11. Trash receptacle onsite shall be located within area designated in the original site plan approved per Site Plan Review 83-04 of 1983, the cyclone fenced area at the northeast corner of the lot.
12. 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 approved 5-0 on the following roll call vote:*

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

*Noes: None*

5. **301 Main Street - Conditional Use Permit (CUP) 20-06:** Consideration of Conditional Use Permit to operate a place of entertainment facility with maximum capacity of 100 people within the ground floor of the building located at 301 Main Street, A.P.N.: 001-212-014, within the Central Business District (CBD) Zone.

*City Planner Painter delivered staff report. Addressing the Commission on this item was applicant Sue Taylor. Public members addressing the Commission were: Ruth Michelson; Heidi Meyerhofer; Jennifer Chapman; Kirk Smith; John Clerici; Dennis Thomas and Brian Chase.*

*Motion: Member Kiehne, seconded by Vice Chair Lepper: Send request back to the applicant to prepare a parking study for consideration by the Planning Commission.*

*Action: Motion denied 2-3 on the following roll call vote:*

*Ayes: Vice Chair Lepper, Kiehne*

*Noes: Chair List, Frenn, Raines*

*Motion: Member Frenn, seconded by Member Raines:*

- I. *Adopt the Staff Report as part of the public record.*
- II. *Make the following findings of fact in support of the CUP 20-06 request:*
  - a) *The CUP20-06 request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline 15303, which exempts projects involving the conversion of an existing facility from one land use to another when the new use is consistent with the current zoning and General Plan land use designation of the site.*
  - b) *CUP20-06 is consistent and in harmony with the General Plan and all applicable provisions of the Zoning Code, in that it would be located within an area that is accessible by existing streets, the City's Center Street parking structure; it would not be located in a sensitive area; it would utilize the ground floor of an existing building that dates back to construction during the mid-1800s, with an interior change of occupancy necessary to operate use*



- c) *CUP20-06 is desirable for the development of the community, in that it would provide a flexible ground floor space in the downtown allowing assemblies of people for a potential variety of small gatherings (100 or less occupants) as described in the Applicant Submittal Package. These gatherings would bring people to downtown Placerville, with the potential for spill-over economic benefit to other businesses and business service uses within downtown and greater Placerville, therefore the use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood or the community at large.*
- III. *Approve Conditional Use Permit CUP20-06 located at 301 Main Street, APN 001-212-014, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval.*
1. *Approve CUP20-06, involving the operation of a place of entertainment assembly occupancy, within the ground floor of the building located at 301 Main Street, APN 001-212-014, and within the Central Business District Zone (CBD).*

*Approval is based upon the analysis provided in staff's November 17, 2020 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except where deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:*

- *Planning and Conditional Use Permit Application, including narrative, received October 20, 2020; and,*
  - *Floor Plan dated October 16, 2020, prepared by Sue Taylor, received October 20, 2020.*
2. *CUP20-06 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP20-06 shall not be issued until the granting of the permit is affirmed on appeal.*

*Operation of the use shall not commence until a construction (building) permit for the change in occupancy from Mercantile (M) to Assembly (A-2) has first been obtained from the Development Services Department by the property owner/applicant, final inspection is completed and approved, and issuance of a Certificate of Occupancy by the Department.*

3. *CUP20-06 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. *CUP20-06 use operation shall take place only within the ground floor of the existing 301 Main Street building.*
5. *CUP20-06 shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance and Placerville Municipal Code.*
6. *CUP20-06 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.*
7. *All Conditions of Approval shall be in addition to those established under Site Plan*

*Review 12-02 and shall also be incorporated as the Conditions of Approval for CUP20-06 by reference.*

- 8. Any proposed future change to the use or modification to the application beyond what is authorized under CUP20-06 shall be submitted to the Development Services Department for a determination of appropriate procedures.*
- 9. During all events, the Property Owner /Applicant shall assign a manager on the premises who shall ensure compliance with the terms of this Permit, the City Code, and applicable state and federal laws.*
- 10. Maximum occupancy of the facility under CUP20-06 shall be determined by the Development Services Department, Building Division. City authorized occupancy shall be managed by the proprietor to prevent over-crowding.*
- 11. No outdoor amplification of sound is permitted. Operation of the facility, regardless of the hours permitted to be open to the public. Interior sound amplification shall be directed away from the principal entrance or directed toward the interior of the facility.*
- 12. CUP20-06 shall not constitute a public nuisance as defined under PZC 1-4-3 and PZC 7-8-1.*
- 13. CUP20-06 may be revoked, amended or suspended by the Planning Commission under the provisions of PZC 10-3-6(D).*
- 14. There must be no pressure washing of the sidewalk, unless approved by City Engineering.*

*Action: Motion approved 3-2 on the following roll call vote:*

*Ayes: Chair List, Frenn, Raines*

*Noes: Vice Chair Lepper, Kiehne*

## **NEW BUSINESS**

*Chair List asked for general consent from the Commission to hear Item 7 before Item 6. Request was approved without objection and with general consent.*

- 7. 515 & 525 Main Street - General Plan Consistency Review (GPC) 20-01:** Consideration of a request by The El Dorado County Chief Administrative Office that the Placerville Planning Commission make a finding, pursuant to California Government Code §65402(a), that the El Dorado County's disposition of real property within City limits to the El Dorado County Historical Society is in conformance with the City's General Plan. Location: The project site is located at 515 & 525 Main Street, Assessor's Parcel Nos. 002-151-018 and 002-151-003, within the Central Business District.

*Director Rivas delivered staff report. Public members addressing the Commission were: Ruth Michelson; Jennifer Chapman.*

*Motion: Member Frenn, seconded by Member Raines:*

- 1. Adopt staff's report as part of the public record.*

II. *Make the following findings:*

- a) *The request, a review by the Planning Commission of conformity of the subject land disposition with the Placerville General Plan required pursuant to Government Code Section 65402, is not a project under the California Environmental Quality Act (CEQA).*
- b) *Institutional uses are an allowable use within the Central Business District Land Use Designation. Institutional uses are commonly referred as uses that provide a public service and are operated by a federal, state, or local government, public agency, philanthropic or tax-exempt organization.*
- c) *Institutional uses are listed as a permitted use within the CBD Zone classification, per Placerville City Code 10-5-14(B)5.*
- d) *The El Dorado County Historical Society is a non-profit institution.*

III. *Make determination that GPC20-01, based on the findings contained in the staff report dated November 17, 2020, that institutional uses are consistent with the Central Business District Land Use Designation and therefore the proposed land disposal by the County of El Dorado to the El Dorado County Historical Society is consistent with the applicable goals and policies of the adopted City of Placerville General Plan in accordance with Government Code Section 65402.*

*Action: Motion approved 5-0 on the following roll call vote:*

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

*Noes: None*

**CONTINUED ITEM: PUBLIC HEARING FROM NOVEMBER 3, 2020 REGULAR MEETING:**

- 6. 339 Main Street - Therapy Stores – Planning Applications Conditional Use Permit (CUP) 20-04 & Site Plan Review (SPR) 20-04:** Consideration of request to operate a retail formula business land use, Therapy Stores, within the Central Business District (CBD) Zone. Location: 339 Main Street, Placerville, CA. A.P.N.: 001-212-005; 001-212-006.

*Member Kiehne announced she would recuse herself from further involvement with this item. City Planner Painter and Director Rivas presented staff report and memorandum. Addressing the Commission was applicant Jing Chen of Therapy Stores. Public members addressing the Commission were: Jennifer Chapman; Alix O’Dowd; Jenna Lee; Amy Slaughter; Kayla Toves-Vincilione; Heidi Meyerhofer; Mo Marie; John Tranchitella; Tony Windle; Jenny Levitsky.*

*Member Raines interrupted the public hearing to inform the Chair and the Planning Commission that she was leaving the meeting due to health reasons. Member Raines left the Zoom meeting at 10:36 p.m.*

*Chair List reopened the public hearing. Additional public members addressing the Commission were: John Clerici; Adrienne Beatty; Ruth Michelson; Patrick Soluri and Melissa Butar.*

*Motion by Frenn, seconded by Vice Chair List: Continue Item to the December 1, 2020 Regular Meeting due to Planning Commission Bylaw 4(c), regarding meeting ending time of 10:00 p.m.*

*Action: Motion approved 3-0 on the following roll call vote:*

*Yeas: Frenn, Vice Chair Lepper, Chair List*

*Noes: None*

*Absent: Raines*

*Abstention: Kiehne*

*Motion by Frenn, seconded by Chair List: Reopen public hearing to receive public comment. Upon completion of public comment, close public hearing, then continue CUP20-04 and SPR20-04 to the December 1, 2020 Regular Meeting to conduct Commission discussion, deliberation and action.*

*Action: Motion approved 3-0 on the following roll call vote:*

*Yeas: Frenn, Vice Chair Lepper, Chair List*

*Noes: None*

*Absent: Raines*

*Abstention: Kiehne*

*Chair List reopened public hearing. Additional public members addressing the Commission were: Scott Sowa; Katie O'Dowd; Aaron; Mandi Rodriguez; Darby Flynn; Oran Miller; Emily; Barbara Rodgers; Ryann Savino; Caller #975; Stephanie Huft-Robbins; Jaycee Kesh Akinsanya; Sue Taylor; Caller #286; Ashley Smith; Tiffany Angeline; Bo Sundberg; Tom Cumpston. Chair List closed the public hearing at 11:39 p.m.*

## **ADJOURNMENT**

*Motion to adjourn by Member Frenn, seconded by Vice Chair Lepper was approved on voice vote.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission