

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION TELECONFERENCE (Virtual Meeting)
TUESDAY, JANUARY 19, 2021, 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*

Members Absent: *Raines*

Staff Present: *City Planner Painter*

CONSENT CALENDAR

Action: All Consent Calendar items were considered and voted on separately as follows:

1. CONSIDERATION TO APPROVE AGENDA

Action: Commission by unanimous voice vote approved Agenda as presented.

2. CONSIDERATION TO APPROVE REGULAR MEETING MINUTES – DECEMBER 1, 2020

Action: Commission by unanimous voice vote approved December 1, 2020 Minutes as presented.

3. 1100 Marshall Way - Temporary Mobilehome Permit (TMP) 01-02: Marshall Medical

Center: Consideration of the 2020 need assessment by Marshall Medical Center regarding the continued use of four commercial coaches authorized by the Planning Commission at the Medical Center until December 31, 2022. Location: 1100 Marshall Way, Placerville, CA. APN: 004-350-001. Zoning: Business Professional (BP) Zone.

Action: Commission by unanimous voice vote accepted and filed the 2020 need assessment by Marshall Medical Center.

ITEMS OF INTEREST TO THE PUBLIC

None

COMMUNICATIONS

No communications were received.

PUBLIC HEARING

4. **3025 Forni Road – Site Plan Review (SPR) 98-04-R:** Consideration of Major Change to SPR98-04 for the construction of a new enclosure to screen the placement of a temporary generator with trailer for use on the commercial site. Location: 3025 Forni Road; southwest corner of the intersection of Forni Road and Lo-Hi Way. APN: 325-310-078. Zone: Highway Commercial (HWC).

City Planner Painter presented staff's report. Addressing the Commission was applicant representative Dan Goalwin, Barghausen Consulting Engineers.

Motion by Member Frenn, seconded by Member Kiehne:

- I. Enter Staff's report into the public record;*
- II. Make the following findings in support of approval of an amendment to Site Plan Review (SPR) 98-04-R:*
 - A. The project location has a General Plan Land Use designation of Highway Commercial;*
 - B. The project location is zoned Highway Commercial (HWC);*
 - C. The project location was granted SPR98-04 in 1998 by the City for the construction of a gas station with convenience store and fast-food restaurant;*
 - D. This project is exempt from environmental review per California Environmental Quality Act Guidelines Section 15311 (Class 11: Accessory Structures), in that the request involves construction of a minor accessory screen enclosure structure that is appurtenant to an existing commercial facility.*

Furthermore, none of the exceptions to the use of the Class 11 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project is not in a scenic corridor, nor are there any known scenic resources on the project site. The project will not alter or impact historic resources, and does not include any hazardous waste sites. Thus, the Class 11 exemption applies, and no further environmental review is required;

- E. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for highway commercial facilities, of which onsite gas station with convenience store, and fast-food restaurant uses are permitted commercial uses. The request does not change this use; and,*
- F. 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 request provides*

for equipment screening improvements harmonious with and complimentary to existing site improvements through the use of complimentary equipment screen height, materials and colors.

- III. *Approve SPR98-04-R, subject to the Conditions of Approval contained as follows, and shall be supplemental to the project Conditions adopted by the City in 1998 under SPR98-04 and CUP98-02.*

**3025 Forni Road - Site Plan Review (SPR) 98-04-R: Major Change
Conditions of Approval**

1. *Approval of SPR98-04-R involves the construction of a permanent screen enclosure for a temporary diesel powered emergency electric generator mounted on a trailer that would serve the Subject site and uses during power outages. Enclosure screen material consists of galvanized metal decking panels with stucco textured finish and color to match the base color, Pearl, of the convenience store and fast food restaurant. Access gate comprised of galvanized metal decking painted to match the convenience store trim color, Dark Pearl. Enclosure height is ten feet (10'). New screen enclosure would be constructed at west end of the commercial building, accommodating a four feet (4') of pedestrian sidewalk path of travel width between the enclosure and the parking area north of the commercial building.*

The SPR98-04-R project site is located at 3025 Forni Road, Placerville. APN: 325-310-078. SPR98-04-R shall apply only to the project location and cannot be transferred to another parcel.

2. *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. The project shall be substantially in conformance with the following:*
- *Site Plan – Sheet AS1.1 and A1.1, dated 11-24-2020, prepared by Daniel Brian Goalwin, Barghausen Consulting Engineers, Inc., received 12-08-2020*
3. *SPR98-04-R shall expire and become null and void eighteen months from January 19, 2021, unless a construction permit for the improvements described in the Major Change to SPR98-04-R has been obtained prior to the date of expiration.*
4. *Permits. The applicant shall obtain a construction 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 SPR98-04-R.*

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. *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.*
7. *All Conditions of Approval shall be in addition to those established under SPR98-04, approved previously by the City.*

Action: Motion approved 4-0 on the following roll call vote:

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

Noes: None

MATTERS OF COMMISSION AND STAFF

City Planner Painter summarized recent actions taken by City Council on two appeals of Planning Commission project approvals; announced that the February 2, 2021 Regular Meeting would be cancelled due to lack of public hearing items.

ADJOURNMENT



Andrew Painter, Executive Secretary
Placerville Planning Commission