

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION TELECONFERENCE (Virtual Meeting)
TUESDAY, MARCH 16, 2021, 6:00 P.M.**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL:

Members Present: *Chair List, Vice Chair Lepper, Frenn, Gotberg, Kiehne*

Members Absent: *None*

Staff Present: *City Planner Painter, Development Services Director Rivas*

CONSENT CALENDAR

1. Consideration to Approve Agenda

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

2. Consideration to Approve Regular Meeting Minutes – February 16, 2021

Motion Member Lepper, seconded by Member Frenn to approve the Minutes.

Action: Motion approved 4-0 by voice vote:

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

Noes: None

Abstain: Gotberg

3. Item removed for discussion

ITEMS REMOVED FROM CONSENT CALENDAR

3. Annual Housing Element Progress Report - 2020

Staff answered question regarding report. Commission received and filed information.

ITEMS OF INTEREST TO THE PUBLIC

Jennifer Chapman and Ruth addressed the role of the Planning Commission.

PUBLIC HEARINGS

4. 822 Spring Street – Site Plan Review (SPR) 21-01 – Barber

Consideration of request by property owner Matt Barber for Site Plan Review involving completed board and batten siding and garage door modifications to an existing single-storied single family residence located within the Coloma Street – Spring Street Residential Historic District. Location: 822 Spring Street. APN 001-161-007. Zoning: R-1-6 – HD.

City Planner Painter presented staff's report. Property owner Matt Barber addressed the Commission, informing those present of his decision to withdraw the SPR21-01 application. Jen C. addressed the Commission. Due the property owner withdrawal of the application, no action was taken by the Planning Commission.

5. Zoning Interpretation (ZON) 21-01 – Central Business District Zone; and 328 Main Street – Blue Bell Building LLC

Consideration of request by property owner Blue Bell Building LLC, of 326, 328 and 330 Main Street (APN 003-121-005), that the Planning Commission render a zoning interpretation to consider transient short-term rental (thirty (30) or fewer consecutive nights) uses within the CBD (Central Business District Zone, Zoning Ordinance Section 10-5-14), including property owned by the Applicant located at 328 Main Street, Placerville.

Development Services Director Rivas presented staff's report. Celia Lux and Nancy Dunk, Applicants, and Ruth addressed the Commission.

Motion by Member Frenn, seconded by Member Kiehne:

The Planning Commission finds that under PZC 10-3-1(E), short-term rental uses are similar to a hotel or motel use listed in the CBD Zone. Staff is directed to return with a draft resolution at the next Planning Commission meeting on April 6, 2021, for consideration and possible adoption that would establish that a short-term rental use would be subject to the Special Temporary Use Permit process under City Code 10-4-7.

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

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

Noes: None

NEW BUSINESS

6. Election of Planning Commission Officers for 2021 (Chair and Vice-Chair)

Motion by Member Frenn, seconded by Chair List to nominate Member Lepper as Chair and Member Gotberg as Vice-Chair.

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

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

Noes: None

7. Review / Amendment of Planning Commission Bylaws

Motion by Member Kiehne, seconded by Member Frenn, directing staff to return with language clarifying Article 9(n), or language clarifying its intent.

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

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

Noes: None

MATTERS FROM COMMISSIONERS AND STAFF

Members and staff welcomed the City Council's appointment of Nicole Gotberg and the re-appointment of Michael Frenn to the Planning Commission. City Planner Painter briefed Commissioners on upcoming meetings. Development Services Director Rivas briefed Commissioners on recent court filing with the El Dorado County Superior Court regarding the City's approval of the Therapy Stores conditional use and site plan at 339 Main Street.

ADJOURNMENT

Chair List adjourned the meeting at 8:00 p.m.

_____, Executive Secretary
Placerville Planning Commission

DRAFT