

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, JUNE 15, 2021 - 6:00 P.M.**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL:

Members Present: *Frenn; Gotberg (Vice Chair); Kiehne; Lepper (Chair); List*
Members Absent: *None*
Staff Present: *Development Services Director Rivas,
 Planning Commission Staff Liaison / City Planner Painter,
 Information Technology Director Tanger*

CONSENT CALENDAR

- 1. Item removed for discussion**
- 2. Consideration to Approve May 4, 2021 Regular Meeting Minutes**
*Motion: Kiehne, second by List to adopt the May 4, 2021 Regular Meeting Minutes.
 Action: Motion carried on voice vote.*

ITEMS PULLED FROM CONSENT CALENDAR

- 1. Consideration to Approve Agenda**
*Motion: List, second by Frenn to postpone Item 7 due to the clarity on the drawings.
 Action: Motion failed 1-4 by roll call vote:
 Ayes: List
 Noes: Lepper, Frenn, Gotberg, and Kiehne*

*Motion: Frenn, second Gotberg to approve Agenda.
 Action: Motion carried on voice vote.*

ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) NOT ON AGENDA

Public comment was received from Jennifer Chapman and Kirk Smith.

WRITTEN COMMUNICATIONS:

- 3. Email from Jennifer Chapman dated April 30, 2021**
Public comment was received from Jennifer Chapman. No action was taken by the Planning Commission.
- 4. Celia Lux letter received May 4, 2021**
No action was taken by the Planning Commission.

ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

5. 795 Chamberlain Street – Conditional Use Permit (CUP) 21-01: Varozza Cottage

Conditional Use Permit request to operate a two (2) room bed and breakfast establishment within an existing single-family residence constructed in 1916, and located within the Sacramento Street – Chamberlain Street Residential Historic District. Authority: Placerville Zoning Codes: 10-4-11 (Bed and Breakfast Establishments) and 10-3-6 (Conditional Use Permit Procedure). Applicant: Danielle Slater. Property Owner: Du Troupeau LLC. Address: 795 Chamberlain Street. Assessor's Parcel No.: 003-071-030. Zoning: R-1, 6000 Single-Family Residential Zone – Historic District (R-1-6,000 – H). Staff: Andrew Painter.

Speakers: Danielle Slater, Applicant; Kirk Smith, and Judy Robinson.

Motion: Frenn, second by Kiehne to:

- I. *Find that the CUP21-01 request is categorically exempt from environmental review pursuant to Section 15332 (Class 32) of the California Quality Act Guidelines due to the following:*
 - *The project site is located within the city limits; the site is designated Medium Density Residential, with corresponding R-1, 6,000 zoning, where single-family residential uses are permitted;*
 - *The application for a bed and breakfast use was submitted in accordance with Section 10-4-11: Bed and Breakfast Establishments and Section 10-3-6: Conditional Use Permit of the Zoning Code;*
 - *The proposed project is less than five acres, and the site has no value as habitat for endangered, rare or threatened species;*
 - *The project as conditioned would not result in significant effects relating to traffic, noise, air quality and water quality, and*
 - *The site is served adequately by public water and sewer services meeting City requirements.*
- II. *Find that the CUP21-01 request is desirable for the public convenience and welfare by providing a service of overnight accommodation to the traveling and visiting public within a home with an historic context.*
- III. *Find that the CUP21-01 request as conditioned is consistent with and in harmony with the General Plan and Zoning Regulations, with no detriment to the surrounding properties.*
- IV. *Approve Conditional Use Permit 21-01, authorizing a two guest room bed and breakfast establishment within an existing single family home, subject to the conditions provided as Attachment C within staff's report, and provided herein as follows:*

1. *CUP21-01 shall apply only to the project parcel, APN 003-071-030, with address of 795 Chamberlain Street, regardless of any change of ownership.*
2. *The Project Site shall be developed and maintained in accordance with CUP21-01 conditions of approval.*
3. *CUP21-01 allows for two bedrooms of the home to be rented for transient occupancy under a bed and breakfast establishment consistent with the provisions and maintenance of the following:*
 - (a) *Two (2) vehicle parking spaces plus one additional space per room to be rented must be provided for a total of four spaces. Vehicle parking shall be provided as follows:*
 - (1) *Two spaces shall be provided within the driveway and the garage located onsite;*
 - (2) *One space shall be provided within the driveway of 791 Chamberlain Street, on property owned by the project applicant; and,*
 - (3) *One space shall be provided within the City's Chamberlain Street right of way and directly in front of the 795 Chamberlain Street home and westerly of the home's driveway, upon obtaining an Encroachment Permit from the City Engineering Department.*

In the event the property located at 791 Chamberlain Street under provision (a)(2) is no longer under the ownership of the property authorized under CUP21-01 at 795 Chamberlain Street, such occurrence would be a violation of the CUP21-01 conditions of approval.

In the event an Encroachment Permit is not obtained and maintained under provision (a)(3), such occurrence would be a violation of the CUP21-01 conditions of approval.

- (b) *One non-illuminated sign may be erected on the property, not to exceed eight (8) square feet in area. No single dimension of the sign shall exceed four feet (4'). The sign shall complement the nature of the use; i.e., historic structures should have an historic style sign. The Applicant/Property Owner shall apply for and obtain a sign permit for any site/business identification signs authorized in accordance with the Placerville Zoning Code Section 10-4-11 and regulated under Section 10-4-17 from the Development Services Department.*
- (c) *The property owner representative is required to occupy the CUP21-01 property.*
- (d) *The 795 Chamberlain Street home shall remain a residential structure; i.e., the kitchen shall not be remodeled into a commercial kitchen.*
- (e) *Meals shall be served only to residents and overnight guests.*

- (f) *CUP21-01 is subject to review at any time and may be revoked after a hearing by the Planning Commission and a finding by the Planning Commission that the use has become detrimental to the surrounding neighborhood, or found in violation of conditions of project approval.*
 - (g) *The bed and breakfast use must comply with all other provisions of the zone in which it is located and must comply with all other ordinances of the City.*
 - (h) *A City business license is required for the CUP21-01 use.*
 - (i) *CUP21-01 is transferable provided that the criteria and conditions are adhered to.*
 - (j) *The property and use owner operator shall comply with the provisions and requirements of Title 5, Chapter 16: Uniform Occupancy Tax Ordinance for the CUP21-01 use.*
4. *A permit from the City of Placerville Building Division will be required. The occupancy type must be one of the types listed in the 2019 CBC Chapter 3. If any construction is proposed to be done it will be required to comply with the current 2019 California Building Code requirements and the City of Placerville's Building Regulations as applicable.*

The applicant shall submit all necessary completed forms and constructions documents to the city for review and approval. Construction shall not commence until the building permit is issued. The applicant shall submit all necessary forms documents to other agencies as applicable (typically El Dorado County Fire Protection District, El Dorado County Environmental Management, and others if applicable).

Occupancy shall not occur until the final inspection is completed and approved, approval from other agencies as applicable, and issuance of a Certificate of Occupancy by the City of Placerville Development Services Department.

- 5. *Any new use, modification or expansion of the use, or activities not authorized under this Conditional Use Permit, shall be subject to the review and approval of a new conditional use permit.*
- 6. *The permit shall expire and become null and void eighteen (18) months after the date of granting such permit, unless required conditions have been met and inspected by the Development Services Department, prior to the date of expiration.*

Action: Motion approved 3-2 by roll call vote:

Ayes: Frenn, Kiehne and List

Nays: Gotberg and Lepper

6. 150 Placerville Drive – Conditional Use Permit (CUP) 90-13-R: Kiwk Serv

Request to revise CUP 90-13 to allow for the outdoor display and rental of trucks (U-Haul) on the site. Authority: Placerville Zoning Code 10-5-15(C)5. Applicant: Namath Kandahari, Elements Petroleum, Kwik Serv business owner. Property Owner: Balkar Singh. Address: 150 Placerville Drive. Assessor's Parcel No.: 325-120-054. Zoning: Commercial (C). Staff: Andrew Painter.

Speakers: None.

Motion: Frenn, second by Kiehne to continue the request hearing for no more than 90 days; staff to provide applicant with clear instructions that the Commission absolutely wants the landscape plan submitted, and that the applicant attend or be represented at the hearing to answer Commission questions. The Commission cannot approve the project without being able to ask questions.

Action: Motion approved 4-1 by roll call vote:

Ayes: Frenn, Gotberg Kiehne and Lepper

Nays: List

7. 251 Main Street – Site Plan Review (SPR) 84-15-R: The Green Room Social Club

Consideration of modification to SPR84-15 approved signs to allow for new business signs totaling approximately 63 square feet of sign area for a new restaurant, bar and event business within existing buildings. Authority: Placerville Zoning Codes: 10-4-9(P: Site Plan Changes) and 10-4-17(G: Regulations of On-Premise Signs). Applicant and Property Owner: Jennifer Teie. Address: 251 Main Street. Assessor's Parcel Nos.: 001-201-006, 001-201-014. Zoning: Central Business District (CBD). Staff: Andrew Painter.

Speaker: Jennifer Teie, Applicant.

Motion: Kiehne, second by Gotberg to:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings:
 1. The request involves the placement and use of on premise signs and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15311(a) of the CEQA Guidelines.
 2. Proposed sign modifications share common font style, back lit illumination color, sign materials, and architectural character that are well related to each other and are harmonious with the building design and the Central Business District.

3. Proposed Sign modification total aggregate sign area of 63 square feet, its total wall sign area of 53.8 square feet and the total project sign area of 9 square feet are all within the maximum sign areas authorized under City Code 10-4-17(G)1.b., (G)4.c., and (G)5.b.
- III. Approve the project request, 251 Main Street – SPR84-15-R, subject to Conditions of Approval as follows:
1. Approval is granted for the SPR84-15-R request described in the Applicant Submittal Package received on June 3, 2021, and staff’s report dated June 15, 2021.
 2. Runs with the Land. Approval shall apply only to 251 Main Street, on the APN to be assigned after the merger of APNs 001-201-006, 001-201-014, regardless of any change of ownership, and may not be transferred to another parcel.
 3. Permits. Approval is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction (sign) permit for the projecting sign and the two wall signs. Two complete copies of the sign elevations and attachment details shall be submitted to the Development Services Department for processing.
 4. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville, including an encroachment permit from the Engineering Department for any sign installation activity within the City’s right of way and public parking lot, including the regulations and provisions within City Codes 10-4-9: Site Plan Review and 10-4-17: Sign Regulations.
 5. Conditions (b) and (c), approved during the initial SPR84-15 Planning Commission approval in 1984, shall remain in effect and are provided and reformatted as follows:
 - (a) It is recognized that this project site consists of two Assessor’s Parcels 001-201-006 and 001-201-014. The applicant will combine the properties by parcel merger prior to final inspection of any project site construction permit.
 - (b) Any roof equipment will be screened from view behind the building facade.

6. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. 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 by roll call vote:

Ayes: Frenn, Gotberg, Kiehne and Lepper

Nays: List

MATTERS FROM COMMISSIONERS AND STAFF

Member List described ongoing Placerville DMV office activities (vehicle inspection within the street and use of public address system outside the office) affecting residents on Sleepy Hollow. Staff informed the public of the City sponsored annual Community Clean-Up Day, Saturday, June 26, 2021. Staff further discussed upcoming meeting agendas.

ADJOURNMENT

Chair Lepper announced adjournment at 8:16 p.m.

Andrew Painter, Executive Secretary
Placerville Planning Commission