

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, DECEMBER 7, 2021, 6:00 P.M.**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Lepper called the meeting or order at 5:59 p.m., and then led those in attendance in the Pledge of Allegiance to the Flag.

ROLL CALL: Frenn; Vice Chair Gotberg; Kiehne; Chair Lepper; List

Members Present: Frenn; Vice Chair Gotberg; Kiehne; Chair Lepper; List

Members Absent: None

Staff Present: Director Rivas; City Planner Painter; I.T. Director Tanger

CONSENT CALENDAR

- 1. Consideration to Approve Agenda**
- 2. Consideration to Approve the October 19, 2021 Regular Meeting Minutes**

Motion: Member Kiehne, second by Vice Chair Gotberg to approve the Consent Calendar.

Action: Motion carried by voice vote, with Member List abstaining due to his absence on October 19, 2021.

ITEMS PULLED FROM CONSENT CALENDAR

- *None*

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

- *None*

COMMUNICATIONS

- *None*

PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS

- *None*

ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

3. 779 Chamberlain Street - Site Plan Review (SPR) 21-02.

Consideration of an Historic District Review (Site Plan Review) request by property owners Maudi and Nolan Sundrud involving an addition of two hipped roof dormers to the roof of an existing single-family residence along the front (south) and right (east) elevations.

Location: 779 Chamberlain Street, Placerville, CA. A.P.N.: 003-071-021. Zone: R-1-6 (Single-Family Residential) – Historic District.

City Planner Painter presented staff's report. Speakers: Property Owner Nolan Sundrud, presented a PowerPoint exhibit; Kirk Smith.

Motion: Vice Chair Gotberg, second by Member List to:

- I. Enter staff's report, applicant submittal package and exhibits into the public record.*
- II. Make the following findings:*
 - A. The SPR21-02 project request is categorically exempt from environmental review pursuant to Section 15301 (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to the upper floor of an existing structure allowing the property owners to utilize this space as a master suite, a negligible interior expansion of the existing residential use.*
 - B. The SPR21-02 project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed alterations, involving new hipped dormers and accompanying window and wall materials are compatible with the visual attributes of neighboring structures, and other residential structures within the City's historical districts.*
 - C. 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 Criteria 8. Community Design, of the Site Plan Review Ordinance (City Code 10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.*
 - D. 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 the purpose, intent and criteria of Zoning Ordinance City Code 10-4-9: Site Plan Review, City Code 10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*
- III. Conditionally approve SPR21-02 subject to the Conditions of Approval provided in Attachment 1 of staff's December 7, 2021 report to the Commission, as duplicated as follows:*
 - 1. Approval. SPR21-02 is conditionally approved, a request by property owners Nolan and Maudi Sundrud, of 779 Chamberlain Street, APN 003-071-021, to add two hipped dormers to the roof of an existing single-family residence along the front (south) and right (east) elevations. Each dormer would have concrete roof tiles that match the existing roof material of the home. Dormer walls would be finished using stucco to match the stucco used along the lower floor of the home. The front dormer would have two divided light windows hung side-by-side. The right dormer would have one*

divided light window. Proposed improvements to the home's upper floor space would be utilized as a master suite, to include bathroom and closet storage.

The project is approved as shown in staff's December 7, 2021 staff 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, and as conditioned or modified below.

2. **Project Location.** The Project site is located at 779 Chamberlain Street, Placerville. APN: 003-071-021. SPR21-02 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 SPR21-02 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 exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.

9. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of the proposed dormers and all interior work to meet all the 2019 California Building Codes shall be submitted to the Development Services Department for processing.

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

Frenn: Aye; Vice Chair Gotberg: Aye; Kiehne: Aye; Chair Lepper: Aye; List: Aye.

CONTINUED ITEMS

- *None*

NEW BUSINESS

- *None*

MATTERS FROM COMMISSIONERS AND STAFF

Director Rivas informed the Commission of upcoming agenda items, and that the City received by letter from the State Office of Housing and Community Development that the City's adopted 2021-2029 Housing Element will be required to be revised to comply with State Housing Element Law.

Member Frenn informed the Commission of concerns with the adoption of recent state law to go into effect in 2022 that would have on neighborhood character.

At the request of Member Frenn, the Commission observed a moment of silence to commemorate Pearl Harbor Remembrance Day.

ADJOURNMENT

Chair Lepper adjourned the meeting at 6:48 p.m.

Andrew Painter, Executive Secretary
Placerville Planning Commission