

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, March 1, 2022, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**CLOSED SESSION:** None Scheduled

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**6:00 P.M. OPEN SESSION**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG:**

Vice Chair Gotberg called the meeting to order at 6:00 p.m. and the Pledge of Allegiance to the Flag was recited.

**2. ROLL CALL:** Frenn; Vice Chair Gotberg; Kiehne; List

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

**Members Absent:** Chair Lepper

**Staff Present:** Development Services Director Rivas; I.T. Director Tanger

**3. CLOSED SESSION REPORT**

*None scheduled*

**4. ADOPTION OF AGENDA**

*Motion: In a single motion Commissioner Frenn, second by Commissioner List, moved to approve the Agenda. Motion carried 4-0 vote.*

**5. CONSENT CALENDAR**

**5.1 Approve the Minutes of the Regular Planning Commission Meeting of December 21, 2021**

*Motion: In a single motion Commissioner Frenn, second by Commissioner Kiehne, moved to approve the Consent Calendar. Motion carried 4-0 vote.*

**6. ITEMS PULLED FROM CONSENT CALENDAR**

*No items were pulled from the Consent Calendar.*

**7. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) - ITEMS NOT ON THE AGENDA**

*None received*

**8. WRITTEN COMMUNICATIONS – ITEMS NOT ON THE AGENDA**

*None received*

**9. PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS**

*None*

**10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

**10.1 939 Lincoln Street - Site Plan Review (SPR) 21-05:** Consideration of a request by property owners Scott and Karen Bramhall for Site Plan Review for the alteration of buildings within a Historic District involving new board and batten siding on existing shed and garage, and replace existing door, windows, exterior lighting, and relocate window and replace with door. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption (Class 1), Section 15301(a). LOCATION: 939 Lincoln Street, APN: 002-121-001, Zone: R-2/H (Low Density Multi-Family Residential – Historic District).

*Director Rivas presented the staff report dated March 1, 2022 and answered questions of the Commission. Applicants Karen and Scott Bramhall addressed questions of the Commission.*

*Motion by Frenn, seconded by List, to adopt the staff report as part of the public record; make the findings and conditionally approve SPR 21-05; as recommended in the staff report dated March 1, 2022; with the following modifications: Amend Condition 1(3) directing the applicant to provide staff with samples of vinyl, composite, or wood replacement windows and door of the house meeting the intend of the Secretary of the Interior Standards for final approval by staff and to:*

- I. Adopt the staff report as part of the public record.*
- II. Make the following findings:*
  - A. The project request, as described, conditioned, and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.*
  - B. The project site, APN 002-121-01, 939 Lincoln Street, contains a single-family dwelling with 1,069 square feet of floor area, a detached 18' x 20' garage, and a 12' x 14" storage shed that are located within the Bedford Avenue- Clay Street Residential Historic District, but these structures are not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*
  - C. The project request, as conditioned, and 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 exterior additions, involving windows and siding, are compatible with the visual attributes of neighboring structures within the Historical District.*

- D. The project request, as conditioned, and 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 (§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.*
- E. The project request, as conditioned, and 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 §10-4-9: Site Plan Review, §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 SPR 21-05 subject to the following Conditions of Approval:*

- 1. Approval. Approval of the request to (1) Existing shed: install of new board and batten siding over old siding, replace existing door, window, and exterior light; (2) Existing two car garage: install new board and batten siding over existing siding, install exterior door on the back (east elevation) side in place of existing window and repurpose/install window on the west side (facing house) and install exterior lighting over automatic garage door; and (3) Existing house: replace original front door with similar styled material and replace seven original single-hung wood windows with similar style wood, vinyl, or composite windows subject to staff's approval to the existing single-storied single-family residence located at 939 Lincoln Street, within the Bedford Avenue – Clay Street Historic Residential District. The project is approved as shown in Attachment E of staff's March 1, 2020 staff report, and as conditioned or modified herein.*
- 2. Project Location. The Project site is located at 939 Lincoln Street, Placerville. APN: 002-121-001. SPR 2021-05 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. *All construction shall be limited to Monday through Friday only between the hours of 8:00am to 5:00pm, with no construction permitted on weekends or City or state recognized holidays.*
9. *Permits. The applicant shall obtain a building permit for the Commission approved improvements. Three complete copies of the proposed building projects shall be submitted to the Development Services Department for processing.*

*Action: Motion approved 3-1 on roll call vote:  
Ayes: Frenn, Kiehne, List  
Nays: Vice Chair Gotberg  
Absent: Chair Lepper*

## **11. CONTINUED ITEMS**

*None*

*Written comments received from Daniela Coppin (email), Robert Elliott (email), and Frank and Kelly Medina; and were distributed at the meeting.*

*Public Speakers: None*

## **12. NEW BUSINESS**

*None*

### **13. MATTERS FROM COMMISSIONERS AND STAFF**

*Director Rivas informed the Commission that there will be a regular scheduled meeting for March 15, 2022 with the following items: (1) Historic Site Plan Review 22-01 for 3084 Sacramento Street for window and siding replacement; (2) Receive and file the 2021 Annual Housing Element Progress Report.*

*Director Rivas informed the Commission of a City sponsored homeless camp clean-up between Forni Road and the El Dorado Bike Trail on Saturday, March 5, 2022, beginning at 8:00 a.m.*

*Director Rivas informed the Commission that the City has offered a Building Official position to a prospective candidate who has accepted. Employment is pending background and medical exam.*

*Commissioner Frenn requested that the proposed homeless camp proposed adjacent to the El Dorado County Jail be brought to the Commission for review and comment. Staff to make a request with the El Dorado County Sheriff's Office for a presentation of the project.*

*Director Rivas informed the Commission that the State proposed affordable housing project at the former Placerville Armory site will come before the Commission for review and comment.*

*Commissioner Frenn requested that staff bring to the Commission as an informational item, any parcel maps submitted pursuant to SB 9 or SB 10.*

### **14. ADJOURNMENT**

*Vice Chair Gotberg adjourned the meeting at 7:11 p.m.*

A handwritten signature in blue ink that reads "Pierre Rivas". The signature is written in a cursive style and is positioned above a horizontal line.

Pierre Rivas, Director  
Development Services Department