

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, March 15, 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:**

Chair Lepper called the meeting to order at 5:59 p.m. and the Pledge of Allegiance to the Flag was recited.

**2. 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:** 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 5-0 vote.*

**5. CONSENT CALENDAR**

**5.1 Approve the Minutes of the Regular Planning Commission Meeting of March 1, 2022**

*Motion: In a single motion Commissioner Frenn, second by Commissioner Kiehne, moved to approve the Consent Calendar; approving the March 1, 2022 minutes as revised. Motion carried 5-0 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**

*Comments were received from the following members of the public:*

*Kris Payne – Mr. Payne explained that he is the Vice President of El Dorado Gold 1848, a 501c3 non-profit, that has acquired the former Post Office on Main Street (former DA Office) and offered an invitation to the Commissioners to tour the building.*

*Ruth Michelson-Ms. Michelson commented on the role of the Planning Commission is to enforce the City ordinances and standards.*

*Kirk Smith-Mr. Smith commented on the Commission’s role and discretion to be used in its decision making proceedings.*

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

*None received*

**9. PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS**

*None*

**10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

**10.1 3084 Sacramento Street - Site Plan Review (SPR) 22-01:** Consideration of a request by property owners Teresa and Alan Heine for Site Plan Review for the alteration of a building within a Historic District involving new board and batten siding and replace six existing windows on a single family dwelling. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption (Class 1), Section 15301(a). LOCATION: 3084 Sacramento Street, APN: 003-072-007, Zone: BP/H (Business Professional – Historic District).

*Director Rivas presented the staff report dated March 15, 2022 and answered questions of the Commission. Applicants Teresa and Alan Heine addressed questions of the Commission.*

*Public comments were received from Kris Payne, Ruth Michelson, and Kirk Smith.*

*Motion by Kiehne, seconded by List, to adopt the staff report as part of the public record; make the findings and conditionally approve SPR 22-01; as recommended in the staff report dated March 1, 2022; with the following modifications: Amend Conditions 1(1) and 1(2) directing the applicant to provide staff with samples of siding and window replacements for final approval by staff and retaining / repairing the existing wood siding on the east (front) elevation; 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 003-072-007, 3084 and 3082 Sacramento Street, contains two single-family dwellings. The subject dwelling (3084) is approx. 1,022 square feet of floor area with an approx. 600 square foot attached garage/basement. The 2<sup>nd</sup> residence, not a part of this application, is approx. 703 square feet of floor area with an attached 156 square foot basement. An 80 square foot storage shed is located on the south portion of the property. 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 replacement, rain gutter replacement, and new exterior paint 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 22-01 subject to the following Conditions of Approval:*

- 1. *Approval. Approval for: (1) Layover or replace existing horizontal lap siding (above grade of Sacramento Street) with uniform horizontal lap siding subject to approval by staff and retaining / repairing the existing wood siding on the east elevation (Sacramento Street frontage) if possible; and layover or replace existing board and batten below grade (garage/basement) with same; (2) Replace six original single-hung wood windows with new vinyl, wood, or composite white single-hung windows subject to approval by staff to the extent that Conditions (1) and (2) are consistent with the staff's application of the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; (3) Replace rain gutters; and (4) Paint entire home "cottage" white with door and gutters painted "Dynasty Marquee" black to the existing single-family residence located at 3084 Sacramento Street located within the Sacramento Street – Chamberlain Street Historic District. See Attachment E for application submitted.*
- 2. *The project is approved as shown in Attachment E of staff's March 15, 2022 staff report, and as conditioned or modified herein.*

3. *Project Location. The Project site is located at 3084 Sacramento Street, Placerville. APN: 003-072-007 comprising 0.23 acres. SPR 2022-01 shall apply only to the project location and cannot be transferred to another parcel.*
4. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
5. *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.*
6. *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.*
7. *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.*
8. *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.*
9. *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.*
10. *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 4-1 on roll call vote:  
Ayes: Frenn, Kiehne, List, Lepper  
Nays: Vice Chair Gotberg  
Absent: None*

*Chair Lepper announced that there is a 10-day appeal period.*

**11. CONTINUED ITEMS**

*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 April 5, 2022 with the following items: (1) Variance (VAR) 22-01 for 1000 Fowler Way to reduce the side yard setback from 10 feet to 3 feet for an HVAC; (2) Temporary Use Permit (TUP) 22-02 / (ZON 22-01) for a CT scanner mobile trailer located at Marshall Medical Center, 1100 Marshall Way; and (3) Site Plan Review (SPR) 21-04 for Gold Country Inn at 1332 Broadway.*

*Director Rivas informed the Commission that Historic Site Plan Review (SPR) 21-05 for 939 Lincoln Street, approved by the Commission on March 1, 2022, was appealed and will be heard by the City Council on April 12, 2022.*

### 14. ADJOURNMENT

*Chair Lepper adjourned the meeting at 8:28 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