

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, April 5, 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 6:01 p.m. and the Pledge of Allegiance to the Flag was recited.

**2. ROLL CALL:**

**Members Present:** Frenn (arrived at 6:09 p.m.), Vice Chair Gotberg, Kiehne,  
Chair Lepper

**Members Absent:** List

**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 Kiehne, second by Commissioner Gotberg, moved to approve the Agenda. Motion carried 3-0 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 Kiehne, second by Commissioner Gotberg, moved to approve the Consent Calendar; approving the March 1, 2022 minutes as revised. Motion carried 3-0 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**

*No comments were received from the public.*

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

*None received.*

Planning Commission Regular Meeting Minutes of April 5, 2022  
Approved May 3, 2022

**9. PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS**

*None*

**10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

**10.1 1000 Fowler Way – Variance (VAR) 22-01:** Consideration of a request by property owner Marshall Medical Center to reduce HVAC equipment side yard setback from ten (10) feet to three (3) feet due to constraints and existing site conditions.

ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15305(a). LOCATION: 1000 Fowler Way, APN: 004-051-039, Zone: BP/H (Business Professional – Historic District). Staff: Pierre Rivas

*Director Rivas presented the staff report dated April 5, 2022 and answered questions of the Commission.*

*Motion by Frenn, seconded by Gotberg, to conditionally approve VAR 22-01; as recommended in the staff report; and to:*

- I. Adopt the staff report as part of the public record.*
- II. Make the following findings:*
  - (a) The project is categorically exempt from environmental review according to Section 15305(a) of the Environmental Quality Act Guidelines, in that the request involves a setback variance not resulting in the creation of a new parcel.*
  - (b) Due to the existing built nature of the site and surrounding area, as demonstrated in the analysis of staff report and the applicants application, Attachment 2, the granting of this request does not constitute a special privilege not enjoyed by others in the vicinity and zone in which the property is located.*
  - (c) Due to project site topography, and proximity of proposed construction to neighboring properties that are demonstrated and described in staff's report and attachments, the granting of this request will not be detrimental to the public health, safety, convenience and welfare, nor injurious to properties and improvements in the vicinity of the subject site.*
- III. Approve Variance 22-01, subject to the following conditions of approval:*
  - 1. These conditions and requirements shall apply to Variance 22-01, a request by Marshall Medical Center for a setback variance that allows a 3.0 foot side-yard setback where 10 feet is required for the installation of a concrete pad for placement of an HVAC unit.*

2. *Approval is granted for the Variance request described in the application dated March 11, 2022, and staff's report and exhibits dated April 5, 2022, except as modified by the conditions of approval.*
3. *The permit shall apply only to the installation of an HVAC unit at this location at 1000 Fowler Way, Assessor's Parcel Number 004-051-039, regardless of any change of ownership, and may not be transferred to another parcel.*
4. *These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.*
5. *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 4-0 on roll call vote:*

*Ayes: Frenn, Gotberg, Kiehne, Lepper*

*Nays: None*

*Absent: List*

**10.2 1100 Marshall Way – Special Temporary Use Permit (TUP) 22-01 [Zoning Interpretation (ZON) 22-01]:** Consideration of a request by Marshall Medical Center to locate a temporary mobile trailer for a C.T. scanner on the hospital site that the Planning Commission render a zoning interpretation to consider allowing for temporary medical mobile trailers at established hospitals and clinics. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15311. LOCATION: 1100 Marshall Way, APN: 004-350-001, Zone: BP/AO (Business Professional – Airport Overlay). Staff: Pierre Rivas

*Director Rivas presented the staff report dated April 5, 2022 and answered questions of the Commission.*

*Motion by Frenn, seconded by Gotberg, to adopt Resolution 2022-01 approving Zoning Interpretation (ZON) 22-01 and direct staff to issue Special Temporary Use Permit (TUP) 22-01 as recommended in the staff report; and to:*

1. *Adopt the staff report as part of the public record.*
2. *Adopt Resolution 2022-01 taking the following actions:*

*Section 1: The foregoing recitals are true and correct.*

*Section 2: Temporary medical and diagnostic equipment mobile trailers as an accessory use to a hospital or clinic are deemed to be required for the proper functioning of the community or as temporary and accessory to an approved use and/or construction project.*

*Section 3: City Code Section 10-4-7(A)10 is added as follows: "Medical diagnostic and equipment mobile trailers as temporary and accessory to a hospital or clinic."*

3. Direct staff to issue a special temporary use permit for a temporary CT scanner mobile trailer to be located on the Marshall Medical Center facility site.

*Action: Motion approved 4-0 on roll call vote:*

*Ayes: Frenn, Gotberg, Kiehne, Lepper*

*Nays: None*

*Absent: List*

**10.3 1332 Broadway – Site Plan Review (SPR) 21-04:** Consideration of a request by property owner GSONS 1332 Broadway, LLC for the exterior improvements to an existing two (2) story hotel and landscaping plan. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Sections 15301(a) and 15304(b). LOCATION: 1332 Broadway, APN: 004-131-044, Zone: HWC/AO (Highway Commercial – Airport Overlay). Staff: Pierre Rivas

*Director Rivas presented the staff report dated April 5, 2022 and answered questions of the Commission.*

*Motion by Frenn, seconded by Gotberg, to conditionally approve SPR 21-04 as recommended in the staff report; and to:*

- I. Adopt the staff report as part of the public record.*
- II. Find that this project is categorically exempt from environmental review per Sections 15301 "Existing Facilities" Subsection (a) specifically exempting interior and exterior alterations, and 15304 "Minor Alterations to Land" Subsection (b) specifically exempting new gardening or landscaping pursuant to the California Environmental Quality Act (CEQA) Guidelines.*
- III. Make the following General Plan consistency Findings:*
  - 1. This request is consistent with the Highway Commercial General Plan Land Use Designation that is designed to provide for the highway-oriented uses such as fast-food restaurants, gas stations, hotels and other uses that are convenient for the traveling public, in that a hotel is a highway-oriented use that would cater to travelers along Highway 50.*

2. *The project provides for the development of Highway Commercial facilities concentrated in well-defined and well-designated areas and the project differentiates highway and travel-oriented uses from those in the downtown business district and other commercial areas.*

3. *This request is consistent with General Plan Land Use Element Goal C that states,*

*“To protect and provide for the expansion of Placerville’s commercial services sector to meet the needs of both Placerville area residents and visitors”; and,*

*Policy 9 that states,*

*“The City’s planning for commercial areas shall be guided by the following principals: a) Contribute to the City’s objective to become a balanced community; b) Have a positive economic impact on the community; c) Provide for adequate parking and vehicular access; and, d) Be designed and landscaped in a manner sensitive to Placerville’s character”, in that the project has been designed in a foothill theme, has adequate parking and vehicle access, and will have a positive impact on the community through sales and transient occupancy taxes.*

IV. *Make the following findings for Site Plan Review 21-04:*

*The project design is consistent, as conditional, with the objectives and criteria set forth in the Site Plan Review Ordinance and supporting Development Guide in that the building design meets the intent of providing ‘Foothill/Mountain’ architectural features and is consistent with development features including landscaping and lighting.*

V. *Approve SPR 21-04 subject to the Conditions of Approval provided as follows:*

1. *This site plan review approval authorizes exterior modifications to the existing 45 room motel comprising two, two-story hotel buildings comprising 11,333 sq. ft. and 10,400 sq. ft. respectively. The exterior modifications shall be consistent with plan submittals dated February 7, 2022 including: Sheets A1, A2, A3, A4, A5, A6, A7, E100, and E101 (Attachment 3).*

2. *Exterior lighting shall comply with luminaire specifications sheets as described herein (Attachment 4) and comply with the photometric site analysis (Sheet E101) and pole light detail (Sheet E100).*

3. *The Trash Enclosure detail plan (Sheet A2) shall comply with AB 1383 requiring a dedicated food waste collection bin, if required. The proposed trash enclosures shall be subject to the review of El Dorado Disposal.*
4. *All exterior mechanical equipment, propane tank, etc., shall be screened subject to the approval by the Development Services, if applicable.*
5. *A final landscape plan substantially consistent with the approved Preliminary Landscape Plan (Sheet L0) dated November 19, 2021, Planting Plan (Sheet L2), and shall be submitted to Development Services for final approval.*
6. *A final Irrigation Plan (Sheet L1) and Landscape Details (Sheet L3) shall be submitted and certified by a licensed landscape architect to meet the City's Water Efficient Landscape Regulations (City Code Title 10, Chapter 6); and comply with mulch use requirements of Code Section 7-1B-11 Model Water Efficient Landscaping Ordinance Requirements (MWELO) if applicable.*
7. *A Landscape Maintenance Agreement between the property owner and the City is required by Code to be recorded against the property, prior to issuance of a construction permit, to maintain landscaping in a healthy and weed-free condition in conformance with the approved Landscape Plan.*
8. *All asphalt concrete parking areas shall maintain a minimum PCI pavement condition index of 65 or above.*
9. *Complete and return to the Planning Commission a Master Sign Package prior to installation of any signage.*
10. *Submit three complete construction copies of the proposed building plans. The building should be designed to meet all the 2019 California Building, Plumbing, Mechanical, Fire Codes, and accessibility requirements.*
11. *Comply with PG&E's conditions of approval as stated in the attached letter dated March 23, 2022 (Attachment 5)*

**11. CONTINUED ITEMS**

*None*

**12. NEW BUSINESS**

**12.1 Election of Officers for 2022 (Chair and Vice-Chair):** Per Article 5 (b) of the Planning Commission By-Laws, at the first regular meeting on or after March 1st, the Commissioners shall elect the officers of Chair and Vice Chair for one-year terms. The Chair and Vice Chair

shall take office at the following meeting.

Per Article 7(g) of the Commission Bylaws, there must be five members present at the meeting to elect officers otherwise the matter will be continued.

*Item continued to March 3, 2022 due to a lack of a full Commission member attendance.*

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

*Director Rivas informed the Commission that there will be a regular scheduled meeting for April 19, 2022. Staff is tentatively planning on scheduling a joint City Council/Planning Commission meeting preceding the regular meeting at 4:00 p.m. to discuss the City's historic districts with the regular meeting beginning at 6:00 p.m.*

*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, and Historic Site Plan Review (SPR) 22-01 were both appealed and will be heard by the City Council on April 12, 2022.*

### **14. ADJOURNMENT**

*Chair Lepper adjourned the meeting at 7:06 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