

**DRAFT REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, May 17, 2022, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

CLOSED SESSION: None Scheduled

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 6:00 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: Chair Lepper, Vice Chair Gotberg, List

Members Absent: Kiehne, Frenn

Staff Present: Development Services Director Rivas, Associate Planner Hunter, I.T. Director Tanger

3. CLOSED SESSION REPORT:

None Scheduled

4. ADOPTION OF AGENDA

Motion: In a single motion Vice Chair Gotberg, seconded by Commissioner List, moved to approve the agenda continuing Item 12.1 to the next Planning Commission meeting. Motion carried 3-0 vote.

5. CONSENT CALENDAR

5.1. Approve the Minutes of the Regular Planning Commission Meeting of May 3, 2022

Motion: In a single motion Vice Chair Gotberg, seconded by Commissioner List, moved to approve the Consent Calendar. Motion carried 3-0 vote.

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

No items were pulled from the Consent Calendar.

7. ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDA ITEMS:

None received.

8. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS:

None received.

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS

9.1. Presentation: Placerville Armory Affordable Housing Project (SPR 22-03) and Notice of Intent to Adopt a Mitigated Negative Declaration: Receive a presentation on the proposed 83-unit affordable housing project on the state owned Placerville Armory site located at 212 Armory Road (APN: 325-280-003) and acknowledge the release of the Public Review Draft Initial Study/Mitigated Negative Declaration for review and comment.

Director Rivas presented an overview of project and informed the Commissioners and public of the public review period for the Initial Study/Mitigated Negative Declaration that opened on May 11, 2022 and will close on June 10, 2022 at 5:00 p.m. Comments need to be received by the State Department of General Services.

Public comment was received from Kirk Smith, Peg Vanderkar, and Julie Robinson.

Commissioner List commented on impacts to traffic on Ray Lawyer Drive, density, height of the proposed building, and the need to conform to the City's Development Guide.

Item 9.1 was continued to a future Planning Commission meeting when the developer and architect for the project can present to the Commission.

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

10.1. Zoning Text Change (ZC) 22-01 – Short-Term Rental Uses Within the Central Business District (CBD), the Commercial Zone District (C), and the Highway Commercial Zone District (HWC): Request by the City to allow for the regulation and permitting process for the establishment of short-term rentals in the aforementioned commercial zone districts. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15303. LOCATION: City of Placerville, Zone: HWC (Highway Commercial Zone); C (Commercial Zone) and CBD (Central Business District). Staff: Pierre Rivas.

Director Rivas presented the staff report dated May 17, 2022 and answered questions of the Commission.

Written comment via email was received from Hana Joy and distributed to Commissioners prior to initiation of the meeting.

Public comment was received from Celia Lux, Peg Vanderkar, Ruth Michaelson, Kirk Smith, Rod Miller, Larissa Lujan, Julie Robinson, Roy Reilly, David Ross, and James Webb.

Following Commission discussion, Commissioners recommended staff revise the draft ordinance, including the following:

- *Update Section 10-4-20 (E) 2. To require the responsible person or representative be available 24/7 and can be on site within one hour.*
- *Include requirement for host to post information for guests on high fire risk area and how to sign up for El Dorado County Code Red.*
- *Require fire official be present for the annual inspections of units to make sure Defensible Space Ordinance is being maintained.*
- *Not allow conversion of new mixed use developments in commercial zones to be used for STRs.*

In a single motion Commissioner List, seconded by Chair Lepper, continued item to future Planning Commission meeting. Motion carried 3-0.

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 By-Laws, there must be five members present at the meeting to elect officers otherwise the matter will be continued.

Postponed to the next meeting due to lack of five Commissioners in attendance.

13. MATTERS FROM COMMISSIONERS AND STAFF

Director Rivas informed the Commissioners and the public that the next Planning Commission meeting is scheduled for June 7, 2022 at 6:00 p.m.

14. ADJOURNMENT

Chair Lepper adjourned the meeting at 7:23 p.m.

Pierre Rivas, Executive Secretary
Development Services Director