

DRAFT
REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, July 19, 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 Gotberg called the meeting to order at 5:59 p.m. and the Pledge of Allegiance to the Flag was recited.

2. ROLL CALL:

Members Present: Chair Gotberg, Vice Chair Frenn, Kiehne, Lepper

Members Absent: List

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 Commissioner Frenn, second by Commissioner Lepper, moved to approve the Agenda. Motion carried 4-0.

5. CONSENT CALENDAR:

5.1. Approve the minutes of the Regular Planning Commission Meeting of June 21, 2022

Motion: In a single motion, Commissioner Lepper, seconded by Commissioner Gotberg, moved to approve the Consent Calendar with the correction on Item 13.1; approving the June 21, 2022 minutes as presented. Motion carried 4-0 vote.

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable):

None.

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

No comments were received from the public.

8. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS:

None received.

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:

None.

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

10.1. Conditional Use Permit (CUP) 21-02-R and Site Plan Review (SPR) 22-05:

Consideration of a request to revise Conditional Use Permit (CUP) 21-02 and consider major change to Site Plan Review (SPR) 79-20-R to modify the existing unmanned telecommunications facility. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15301. LOCATION: 2849 Ray Lawyer Drive, Zone: C (Commercial). Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated July 19, 2022 and answered questions of the Commission.

The applicant's representative, Ben Koff, answered questions of the Commission.

Motion by Commissioner Lepper, seconded by Commissioner Kiehne, to approve CUP 21-02-R and SPR 22-05 and to:

- I. Adopt the Staff Report as part of the Public Record.*
- II. Make the finding that the request is exempt from California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities, in that the request would involve a negligible expansion of an existing wireless telecommunication facility that would not result in an increase of 50% of the floor area of the existing Center.*
- III. Make the following findings of fact in support of CUP 21-02-R: request:*
 - a. The project would improve the service provider's telecommunication services along Placerville Drive, as well as those of west Placerville, thus desirable to the public convenience.*
 - b. The project request would not adversely affect the Placerville General Plan, in that the parcel is designated Commercial and allows for commercial facilities; therefore the request does not change the use.*
 - c. Use operations would not be detrimental to surrounding property due to small size of proposed equipment, and that the antenna equipment would be screened from view by employing screen enclosures and painted to match the exterior color used throughout Discovery Plaza.*
- IV. Make the following findings in support of approval of SPR 22-05:*
 - a. The project would not adversely affect the Placerville General Plan, in that the parcel is designated for commercial facilities, allowing for telecommunication service and existing retail service use. Therefore the request does not change this usage.*
 - b. The project is consistent with the purpose and intent of the City Code Section 10-4-9, Site Plan Review, as photo simulations and plan elevations provided by the applicant show that the proposed screen enclosures will shield / screen the appearance of the antennas and their support structures.*

V. Conditionally approve CUP 21-02-R and SPR 22-05 located at 2849 Ray Lawyer Drive, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval, provided in Attachment A of the Staff Report. Conditions of Approval were pulled from Planning Commission previous approval of CUP 21-02 and SPR 79-20-R and were updated to reflect information submitted for this project.

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

Ayes: Gotberg, Frenn, Kiehne, Lepper

Nays: None

Absent: List

Chair Gotberg informed the public that there is a 10-day appeal period.

11. CONTINUED ITEMS:

11.1. Site Plan Review (SPR) 22-04: Consideration of a request for Site Plan Review for the alteration of buildings within a Historic District involving new James Hardie vertical panel siding to existing home, replacement of seven existing aluminum windows with Anlin white vinyl sliding windows, and painting of exterior. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15310. LOCATION: 2902 Bedford Avenue, Zone: R-2H (Low Density Multi-Family Residential – Historic District). Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated July 19, 2022 and answered questions of the Commission.

The applicant's representative, Mike Paris, answered questions of the Commission.

Public comment was heard by Sue Taylor.

Motion by Commissioner Kiehne, seconded by Commissioner Lepper, to approve the SPR 22-04 and to:

- I. Adopt the Staff Report as part of the Public Record.*
- II. Make the following findings of fact in support of SPR 22-04 request:*
 - a. The request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline Section 15301, 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 001-192-027, 2902 Bedford Avenue, contains a single-family dwelling with 576 sf of floor area, but is 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 is consistent with Placerville General Plan Community Design Element Goal C, in that the visual qualities of the proposed exterior alterations are compatible with the visual attributes of neighboring structures within the Historic District.*
 - d. The project request 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 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 2022-04 located at 2902 Bedford Avenue, APN 001-192-027, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval.*
- a. Approval of SPR 22-04 to replace the existing vertical T1-11 and James Hardie panel siding with new James Hardie vertical panel siding; replace existing trim with new pre-primed “vintage” trim; replace existing aluminum sliding windows with new vinyl sliding windows; and painting the siding in Benjamin Moore® Bermuda Turquoise (728), the trim, gutters and fascia Pearly Gates (190), and the front door Blue Macaw (784). Approval is based upon the analysis provided in Staff’s June 21, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package, and all other conditions set forth herein.*
 - b. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations from the above described approval will constitute a violation of permit approval.*
 - c. The applicant shall obtain a building permit from the Building Division prior to any construction pursuant to the approved project.*

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

Ayes: Frenn, Gotberg, Kiehne, Lepper

Nays: N/A

Absent: List

12. NEW BUSINESS:

- 12.1. Cancellation of August 2, 2022 Meeting:** Consideration to cancel the Regular Scheduled Planning Commission Meeting on August 2, 2022 to allow for participation in National Night Out 2022. Staff: Pierre Rivas.

Mr. Rivas presented the Staff Report dated July 19, 2022 and answered questions of the Commission.

In a single motion by Commissioner Frenn, seconded by Commissioner Lepper, to cancel the Regular Planning Commission Meeting scheduled for August 2, 2022.

*Action: Motion approved 4-0 on roll call vote:
Ayes: Frenn, Gotberg, Kiehne, Lepper
Nays: N/A*

13. MATTERS FROM COMMISSIONERS AND STAFF:

13.1. Staff Reports:

Mr. Rivas informed the Planning Commission that the second hearing of the Short-Term Rental Ordinance by the City Council occurred on July 12, 2022. The Ordinance will become effective 30 days after its adoption.

Mr. Rivas informed the Planning Commission that Staff will be bringing to Council for approval an Ordinance to adopt the California Department of Forestry and Fire Protection High Severity Fire Zone Map. Commissioner Frenn inquired about enforcement by Placerville Police Department and Code Enforcement of illegal camping within the City to prevent fire events.

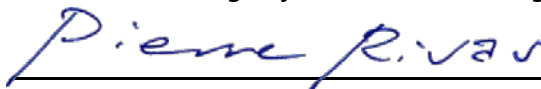
Mr. Rivas informed the Planning Commission that staff is still trying to work with City Council and Planning Commission to prepare for a Joint workshop. Staff is currently still trying to find historic preservation architect to facilitate workshop.

Ms. Hunter informed the Planning Commission that the second workshop held by the California Preservation Foundation for Seismic Safety and Rehabilitating Historic Homes will be held next Tuesday, July 26 from 5:00 pm to 7:00 pm.

13.2. Planning Commission Matters: None

14. ADJOURNMENT

Chair Gotberg adjourned the meeting at 6:47 p.m.



Pierre Rivas, Executive Secretary
Development Services Director