

DRAFT
REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, September 6, 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 6:00 p.m. and the Pledge of Allegiance to the Flag was recited.

2. ROLL CALL:

Members Present: Chair Gotberg, Kiehne, Lepper, List

Members Absent: 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 Commissioner Lepper, second by Commissioner List, moved to approve the Agenda. Motion carried 4-0.

5. CONSENT CALENDAR:

5.1. Approve the minutes of the Regular Planning Commission Meeting of July 19, 2022

Motion: In a single motion, Commissioner Lepper, seconded by Commissioner Gotberg, moved to approve the Consent Calendar; approving the July 19, 2022 minutes as presented. Motion carried 3-0 vote, Commissioner List abstained.

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:

9.1. Video Presentation: “Community of Choices” produced by the Dunn Foundation’s

Exploring Community Appearance. Staff: Pierre Rivas.

The video, "Community of Choices," was presented to the Planning Commission.

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

- 10.1. Conditional Use Permit (CUP) 22-02:** Consideration of a request for a Conditional Use Permit to modify the existing Ivy House Professional Building pole sign at 601 Main Street. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15301. LOCATION: 601 Main Street, Zone: CBD (Central Business District). Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated September 6, 2022. Development Services Director Pierre Rivas answered questions of the Commission.

Following discussion by Commission, Commissioner Kiehne, seconded by Commissioner List, made a motion to approve CUP 22-02 following staff recommendation to modify the request as provided by the applicant, and to:

I. Adopt the Staff Report as part of the Public Record.

II. Approve the modified request for the CUP based on the following findings:

- a. The request as modified is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, which exempts projects including replacement of new copy on an existing sign.*
- b. The request as modified is consistent and in harmony with the General Plan, as it will provide adequate provisions for business identification.*

III. Approve the request, as modified, subject to the following conditions of approval:

- a. Approve CUP 22-02 allowing for a 13-foot height sign located within the planted area within the City owned Ivy House Parking Lot adjacent to 601 Main Street, retaining the topmost building identification sign and site address locations and spaces for tenant signs at the bottom and fitting within the pole sign frame.*
- b. Applicant to submit a revised sign elevation subject to approval by staff. The revised sign elevation shall retain the building identification at the top, street address second, and tenants listed below.*
- c. Owner shall obtain an encroachment agreement with the City of Placerville subject to the approval of the City Engineer.*
- d. Any maintenance or modification to existing landscaping located in the City*

property is subject to review and approval by the Director of the Community Services Department.

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

Ayes: Gotberg, Kiehne, Lepper, List

Nays: None

Absent: Frenn

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

11. CONTINUED ITEMS: *None*

12. NEW BUSINESS: *None.*

13. MATTERS FROM COMMISSIONERS AND STAFF:

13.1. Staff Reports:

Mr. Rivas provided to the Planning Commission a brief report on the Mallard and Middletown Affordable Housing Projects. The City has been working with the project proponents to get tax credits through the U.S. Department of the Treasury; however, the projects have ranked low and therefore did not receive the tax credit. The project proponents applied for and received funding through the California Accelerator Program, which provides funds in lieu of tax credits. To bridge the funding gap and permit closing of escrow, the City and proponents will be going before the City Council September 13, 2022 to apply for an RCAC short-term loan.

The next Regularly Scheduled Planning Commission meeting will take place September 20, 2022 at 6:00 p.m.

13.2. Planning Commission Matters: *None*

14. ADJOURNMENT

Chair Gotberg adjourned the meeting at 7:05 p.m.



Pierre Rivas, Executive Secretary
Development Services Director