

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, October 4, 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: Vice Chair Frenn, Chair Gotberg, Kiehne, Lepper, List

Members Absent: None

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 5-0.

5. CONSENT CALENDAR:

5.1. Approve the minutes of the Regular Planning Commission Meeting of September 6, 2022

Motion: In a single motion, Commissioner Lepper, seconded by Commissioner List, moved to approve the Consent Calendar; approving the September 6, 2022 minutes as presented. Motion carried 4-0 vote, Commissioner Frenn 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:

None.

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

10.1. Site Plan Review (SPR) 22-06: Consideration of an application for a Site Plan Review to construct a residential duplex within the Medium Density Multi-Family Residential / Historic District (R-3 / H) Zone. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15303(b) and Section 15332. LOCATION: 3095 Cedar Ravine Road, Placerville; Zone: R-3/H (Medium Density Multi-Family Residential / Historic District). Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated October 4, 2022. Development Services Director Pierre Rivas and Associate Planner Hunter answered questions of the Commission.

Public comment was received by Kirk Smith and Ruth Michaelson.

Following discussion by Commission, Commissioner Kiehne, seconded by Commissioner List, made a motion to approve SPR 22-06 following staff recommendation, and to:

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

I. Make the following findings of fact in support of SPR 22-06 request:

- 1. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, meets the qualifications for a Categorical Exemption under Section 15303 (Class 3, New Construction or Conversion of Small Structures) and Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines.*
- 2. The project site has a zone designation of R-3 (Zoning Ordinance Section 10-5-10).*
- 3. The project site is located within the Cedar Ravine Road Historic District.*
- 4. The maximum density under the R-3 Zone is twelve (12) dwelling units per acre (Section 10-5-10(D) 1).*
- 5. The number of units proposed for the 0.33 acre parcel is within the allowable density for the R-3 Zone.*
- 6. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the General Plan Community Design Element goals and policies and the Zoning Ordinance relative to architectural design.*

7. *The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with design guidelines within the Development Guide relative to architectural design that is compatible with residential and business professional buildings in the project vicinity and within the Cedar Ravine Road Historic District.*
- II. *Conditionally approve SPR 22-06 to grade and construct a two (2) unit multi-family residential structure located at 3095 Cedar Ravine Road, APN 004-011-054, based on the project information and findings included in the Staff report and subject to the recommended Conditions of Approval as amended herein:*
1. *Approval. Construction of a two-unit multi-family residential structure located at 3095 Cedar Ravine Road, APN 004-011-054. Approval is based upon the analysis provided in staff's October 4, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except where deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:*
 - a. *Planning and Site Plan Review Application, including the Project Narrative, Environmental Information Form, Example Lighting Styles, and proposed color pallet (Sherwin Williams brochure) received August 25, 2022, prepared by Snowline Construction Company;*
 - b. *Site Plan, Topographic Survey, Sheet 1 of 1, prepared by Brandon Williams, Northern California Geomatics, received August 25, 2022; the applicant shall submit to the City an updated tree table including the correct tree species.*
 - c. *Topographic Percentage of Grade, Sheet 1 of 1, prepared by Northern California Geomatics, received August 25, 2022;*
 - d. *Grading Plan, Sheet C1, prepared by Nicole Young, P.E., received August 25, 2022;*
 - e. *Structural Elevations, Sheets 4 and 5, prepared by Jim Mault, Snowline Construction Company, received August 25, 2022; and*
 - f. *Site and Vicinity Photos, Sheets P1 and P2, prepared by Jim Mault, Snowline Construction Company, received August 25, 2022.*
 2. *Project Location. The Project site is located at 3095 Cedar Ravine Road, Placerville. APN: 004-011-054. SPR 22-06 shall apply only to the project location and cannot be transferred to another parcel.*

3. *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.*
4. *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.*
 - a. *The applicant shall provide a tree protection plan and/or a tree retention plan to be reviewed by the City to be approved by staff.*
5. *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.*
6. *Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*
7. *All construction shall be limited to Monday through Friday, only between the hours of 8:00 am to 5:00 pm, with no construction permitted on weekends or City or state recognized holidays.*
8. *Permits Required:*
 - a. *The applicant shall obtain grading and building permits prior to construction. The duplex should be designed to meet all California Building and Fire Codes.*
 - b. *The applicant shall obtain an encroachment permit from the Engineering Department prior to construction of driveway encroachment and making water or sewer connections to City mains.*
9. *City staff shall work with the applicant to alter the proposed railing from metal to wood and the proposed windows to include those with divided lines.*

*Action: Motion approved 4-0 on roll call vote:
Ayes: Gotberg, Kiehne, Lepper, List*

Nays: None
Abstain: Frenn
Absent: None

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

11. CONTINUED ITEMS: *None*

12. NEW BUSINESS:

12.1. Tentative Map 05-01-E5 – Cottonwood Park Subdivision Phases 4 and 6: Consideration of the draft Covenants, Conditions and Restrictions (CC&Rs). Staff: Pierre Rivas.

Development Services Director Pierre Rivas presented the staff report dated October 4, 2022 and answered questions of the Commission.

Engineering Department Director Rebecca Neves answered questions of the Commission.

The Commission directed staff to include the maintenance of retaining walls under the Covenants, Conditions, and Restrictions Section 7.2, Owners' Responsibilities.

Following discussion by Commission, Commissioner Frenn, seconded by Commissioner List, made a motion to approve the Covenants, Conditions and Restrictions as amended.

Action: *Motion approved 5-0 on roll call vote:*
Ayes: *Frenn, Gotberg, Kiehne, Lepper, List*
Nays: *None*
Absent: *None*

13. MATTERS FROM COMMISSIONERS AND STAFF:

13.1. Staff Reports:

Ms. Hunter updated the Commission that there is an update for the Zoning Ordinance available for Commissioners. Commissioners can coordinate with Ms. Hunter to receive the update.

Mr. Rivas provided to the Planning Commission a brief report on the Mackinaw Hotel. The applicant has submitted plans and Development Service Department Staff shall begin review shortly.


The next Regularly Scheduled Planning Commission meeting will take place November 1, 2022 at 6:00 p.m.

13.2. Planning Commission Matters:

Commissioner Lepper inquired into the notification of applicants regarding their projects coming before the Planning Commission. Ms. Hunter described the protocols for notifying applicants.

14. ADJOURNMENT

Chair Gotberg adjourned the meeting at 6:59 p.m.



Pierre Rivas, Executive Secretary
Development Services Director