

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, December 6, 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 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, List

**Members Absent:** Lepper

**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 Kiehne, second by Commissioner Frenn, moved to approve the Agenda with the correction to Item 11.1. Motion carried 4-0.*

**5. CONSENT CALENDAR:**

**5.1. Approve the minutes of the Regular Planning Commission Meeting of November 15, 2022**

*Motion: In a single motion, Commissioner Kiehne, seconded by Commissioner List, moved to approve the Consent Calendar; approving the November 15, 2022 minutes as presented. Motion carried 3-0-1 vote, Commissioner Frenn abstained.*

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

*None.*

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

*Public comment was received by Michael Drobesh.*

**8. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS:**

*None received.*

**9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:**

**9.1. Recognition and Appreciation of Nicole Gotberg, outgoing Planning Commissioner Member**

*Commissioners Kiehne, List, and Frenn recognized Commissioner Gotberg for her service to the City of Placerville.*

*Public comment was received by Michael Drobesh.*

*Commissioner Frenn read Draft Resolution 22-02 to recognize Commissioner Gotberg for her service to the City of Placerville during her tenure as a Planning Commissioner. In a single motion Commissioner Kiehne, seconded by Commissioner List, to adopt Resolution 22-02 as written. Motion carried 3-0-1 vote, Commissioner Gotberg abstained.*

*Director Rivas presented Commissioner Gotberg with a Certificate of Recognition for her service to the City of Placerville on behalf of the staff from the Placerville Development Services Department.*

**10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS: None.**

**11. CONTINUED ITEMS:**

**11.1. Site Plan Review (SPR) 15-04-R and Variance (VAR) 22-02:** Consideration of request to revise the previously approved Site Plan Review (SPR) 15-04 (Outbreak Brewing) for building and site improvements to accommodate Burning Barrel Brewing and Spirits. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15301. LOCATION: 640 Main Street, Placerville, Zone: C (Commercial). Staff: Kristen Hunter.

*Associate Planner Hunter presented the staff report dated December 6, 2022. Director Rivas and Associate Planner Hunter answered questions of the Commission.*

*Public comment was received by Jack Alexander and Duncan Alexander, project applicants.*

*Following discussion by Commission, Commissioner Frenn, seconded by Commissioner Gotberg, made a motion to approve SPR 15-04-R and VAR 22-02 and to:*

- I. Adopt the Staff Report, as revised, as part of the Public Record.*
- II. Make the following finding of categorical exemption from CEQA:*
- III. This Site Plan Review and Variance request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities, as the proposed project would result in no or negligible expansion of the current use.*

IV. *Make the following findings of fact in support of SPR 15-04-R request:*

1. *The existing building is located on a developed parcel within the City limit on APN 004-011-004 with a lot area of less than 5 acres (0.37 acres), surrounded by urban uses.*
2. *The project site has a General Land Use designation and Zoning of Commercial. The proposed use is classified as an eating and drinking establishment and is a permitted use in the Commercial Zone per Zoning Ordinance Section 10-5-15 (B)8.*
3. *The project request is consistent with the General Plan Goal I and Policy 2 of Goal I in that Burning Barrel Brewing and Spirits would expand Placerville's commercial service options within the City's downtown area by providing a use that is expected to increase the vibrancy of this portion of Main Street by attracting area residents, tourists, and other visitors. The request would also enhance and existing building through new paint, window improvements, landscaping, and signage, furthering Goal B and Policy 2 of the Community Design Element of the General Plan.*

V. *Make the following findings of fact of the VAR 22-02 request:*

1. *The required parking for Burning Barrel is nineteen (19) spaces based on Placerville Zoning Ordinance Section 10-4-4(D)4 and there are fourteen (14) parking spaces available on-site.*
2. *No additional traffic impact study has been prepared for the project indicating less than the required parking under the City's Municipal Codes.*
3. *The Applicant has indicated use of the Ivy House Parking Lot for remainder of required parking. Staff has determined there is a total of ten (10) spaces within the Ivy House Parking Lot available for leasing. Leased spaces would only be for Burning Barrel Brewing and Spirits employees.*
4. *Burning Barrel Brewing and Spirits has proposed leasing a total of five (5) parking spaces from the Ivy House Parking Lot to be used for staff. These five spaces would satisfy the remaining required parking per Zoning Ordinance Section 10-4-4(D)4.*
5. *In order to comply strictly with the City's Zoning Ordinance Section 10-4-4, Parking and Loading, the maximum seating capacity would need to be reduced to fifty six (56).*

VI. *Conditionally approve SPR 15-04-R and VAR 22-02 located at 640 Main Street, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval:*

1. *Approval.* *Approval of planning application SPR 15-04-R allows for the improvements to the existing building including: the increase of maximum*

seating capacity, increase in building occupancy, revision to the landscaping plan, addition of sea-land container kitchen, and addition of outdoor patio area. Additionally, approval of planning application VAR 22-02 allows for variance of required parking, allowing the use of five (5) leased spaces **within a 300 foot radius from the project location** for Burning Barrel Brewing and Spirits staff to meet the required nineteen (19) parking spaces based on the maximum seating capacity of 76. This approval is based upon the analysis provided in Staff's December 6, 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. Variance and Site Plan Review Application, including the Environmental Information Form and Grant Deed, received October 5, 2022, prepared by Burning Barrel Brewing and Spirits;
  - b. Proposed Hours of Operation and Landscape Plant List, received October 17, 2022, prepared by Burning Barrel Brewing and Spirits;
  - c. Project Narrative (i.e., Burning Barrel Brewing and Spirits Parking Variance) received October 20, 2022, prepared by Burning Barrel Brewing and Spirits;
  - d. Photographs of proposed signage, received October 17, 2022 and November 9, 2022.
  - e. **Narrative regarding** the leasing of five (5) spaces from Ivy House Parking Lot, including identification of employees, received November 9, 2022, prepared by Burning Barrel Brewing and Spirits;
  - f. Architectural Site Plan (Sheet A00), Floor Plan (Sheet A01), Exterior Elevations (Sheet A02), and Seating Diagram (Sheet A03) received November 9, 2022, prepared by KM Architecture, Inc.; and
  - g. Color Elevations (Sheet A04), received October 17, 2022, prepared by KM Architecture, Inc.
2. **Project Location.** The Project site is located at 640 Main Street, Placerville. APN: 004-011-004. SPR 15-04-R and VAR 22-02 shall apply only to the project location and cannot be transferred to another parcel.
  3. **Obtain and maintain leasing of five (5) spaces within 300 feet for the express use of employees to be identified as employee parking only. If leased spaces are lost, site occupancy will be reduced accordingly.**
  4. **Site Plan Review and Variance Expiration.** The approval of the Site Plan Review and Variance 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 the project when granting the extension.

5. Landscape Maintenance Agreement. 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. This Landscape Maintenance Agreement will supersede the previously recorded agreement under SPR 15-04 and will include the maintenance of the landscape islands and new landscape plantings identified in the submitted Landscape Plant List.
6. The applicant shall meet all requirements of the El Dorado County Fire Protection District for the change in building occupancy.
7. The applicant install / maintain a trash enclosure and must include a bin for food and/or green waste in accordance with Senate Bill 1383. Review and approval of the enclosure shall be made by El Dorado Disposal.
8. The parking lot paving shall be maintained at a PCI (pavement condition index) not less than 56. Wheel strips shall be maintained in sound condition.
9. 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.
10. 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.
11. 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.
12. All construction shall be limited to Monday through Friday, only between the hours of 7:00 am to 7:00 pm, with no construction permitted on weekends or City or state recognized holidays.
13. Permits Required:
  - a. Burning Barrel Brewing and Spirits shall meet all California Building and Fire Codes.
  - b. The applicant shall obtain building permit for the sea-land container kitchen prior to installation. If the applicant is to serve “typical non-cooked pub food” that requires a fryer or similar preparation, a Grease Interceptor will be required to be installed. The applicant shall obtain an environmental health permit from El Dorado County Environmental Management Department.

- c. *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.*

*Action: Motion approved 3-1 on roll call vote:*

*Ayes: Frenn, Gotberg, Kiehne,*

*Nays: List*

*Abstain: None*

*Absent: Lepper*

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

**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 status of the Mallard and Middletown Apartment projects. Both projects are moving forward. The City was successful in receiving a bridge loan to complete land acquisition and will soon be applying to the Housing Community Development Department for reimbursement through the Community and Development Block Grant.*

*Mr. Rivas provided to the Planning Commission a brief report on The Clementine Apartment project, located at the Placerville Armory.*

*Mr. Rivas provided to the Planning Commission a brief report on Marshall Medical Center with regards to the parking, temporary mobile coaches, CT temporary coach, and Tesla generator to support hospital.*

*Mr. Rivas provided to the Planning Commission a brief report on the status of the Mackinaw Hotel.*

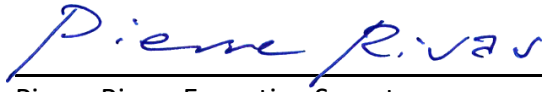
*The next Regularly Scheduled Planning Commission meeting will take place January 17, 2023 at 6:00 p.m.*

**13.2. Planning Commission Matters:**

*None.*

**14. ADJOURNMENT**

*Chair Gotberg adjourned the meeting at 7:30 p.m.*



Pierre Rivas, Executive Secretary  
Development Services Director