

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, February 21, 2023, 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:

Vice Chair Frenn 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, Kiehne, Lepper, List, Carter

Members Absent: None

Staff Present: Development Services Director Rivas, Associate Planner Hunter, Senior Management Analyst McCargar, Fire Chief Cordero-El Dorado County Fire Protection District

3. CLOSED SESSION REPORT:

None scheduled.

4. ADOPTION OF AGENDA:

Motion: In a single motion Commissioner Lepper, second by Commissioner Kiehne, moved to approve the revised Agenda, moving item 12.1 in advance of item 9.1. Motion carried 5-0.

5. CONSENT CALENDAR:

5.1. Approve the minutes of the Regular Planning Commission Meeting of January 17, 2023

Motion: In a single motion, Commissioner List, seconded by Commissioner Lepper, moved to approve the Consent Calendar as amended; approving the January 17, 2023 minutes as presented. Motion carried 4-0-1 vote.

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

None.

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

None.

8. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS:

None received.

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:

9.1. Recognition and Appreciation of John List, outgoing Planning Commissioner Member

Commissioners Kiehne, Lepper, Carter, and Frenn recognized Commissioner List for his service to the City of Placerville.

Commissioner Frenn read Draft Resolution 23-01 to recognize Commissioner List for his service to the City of Placerville during his tenure as a Planning Commissioner. In a single motion Commissioner Kiehne, seconded by Commissioner Lepper, moved to adopt Resolution 23-01 as modified by the Commission. Motion carried 4-0-1 vote, Commissioner List abstained.

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

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

10.1. Site Plan Review (SPR) 23-01: Marshall Tesla Backup Energy Storage System.

Consideration of an application for a Site Plan Review to install a two (2), 23'6" L x 5'7" W x 8'3" T Tesla Mega Pack Outdoor Battery Energy Storage System on a new concrete slab located at the rear of Marshall Medical Center within the existing parking lot; Environmental Determination: California Environmental Quality Act Categorical Exemption, Class 3, Section 15303(d). Applicant/Property Owner: Marshall Medical Center; Agent: Craig Ganes. Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated February 21, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.

The Applicant's agent, Craig Ganes, answered questions of the Commission.

In a single motion, Commissioner Kiehne, seconded by Commissioner List, made a motion to approve Site Plan Review (SPR) 23-01 as recommended in the Staff Report; and to:

- I. Adopt the Staff Report as part of the Public Record.*
- II. Make the following findings of fact in support of SPR 2023-01 request:*
 - 1. The request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15303(d), New Construction or Conversion of Small Structures, as the proposed project would include the installation of new electrical equipment accessory to the principle use.*
 - 2. The project has a General Plan Land Use Designation of Business Professional and Zoning of Business Professional/Airport Overlay. The proposed equipment would be accessory to the existing medical center, which is a permitted use within the Business Professional Zone per Zoning Ordinance Section 10-5-13.*

3. *The project request is consistent with Policy 1 of Goal G of the General Plan, Part II, Section IV in that the Backup Energy Storage System would support Marshall Medical Center in continued provision of medical services for the Placerville Community.*
- III. *Conditionally approve SPR 2023-01 located at 1100 Marshall Way, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval:*
1. *Approval of SPR 2023-01 allows for installation of two (2) Tesla Mega Pack Backup Energy Storage Systems and associated connections and controls as described in the Staff Report dated February 21, 2023 and provided in the Applicant Submittal Package submitted January 9, 2023, including:*
 - a. *Project Description: Tesla – Marshall Medical Center Battery Storage System; and*
 - b. *Site Plan Review Application Form; and*
 - c. *Plans: Cover Sheet and Notes (Sheet G-001 – G-004), Electrical Site Plan (Sheet E-101), Equipment Plan (Sheet E-111 and E-112), Single Line Diagram (Sheet E-201), Communication Diagram (Sheet E-211), Grounding Diagram (Sheet E-241), Electrical Details (Sheet E-501), Cut sheets (Sheet E-601), Labels & Placards (Sheet E-701 and E-702), Structural Site Plan (Sheet S-101 and S-102), Elevations (Sheet S-111), Structural Details (Sheet S-501, S-502, and S-503).*
 2. *Project Location: The Project site is located at 1100 Marshall Way, Placerville. Specifically located within APN: 004-350-001 as shown on the site plan. SPR 23-01 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. 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.*
 4. *The Applicant is responsible for obtaining approval from the El Dorado County Fire Protection District prior to construction.*
 5. *Given the nature of construction, the approved project requires approval and permitting by the Office of Statewide Health Planning and Development (OSHPD). The Applicant is responsible for obtaining OSHPD permit.*
 6. *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.*

7. 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.
8. 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.
9. 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.

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

Vice Chair Frenn informed the public that there is a 10-day appeal period. Vice Chair Frenn noted that concerns of the Commission regarding loss of parking are known to Staff and Staff is working with the Applicant to address.

10.2. Site Plan Review (SPR) 23-02: Marshall Ambulance Canopy. Consideration of an application for a Site Plan Review to construct an approximately 2,238 square foot canopy covering the existing ambulance parking spaces and unloading/transportation route into the Marshall Medical Center Emergency Department to protect paramedics and patients from the elements; Environmental Determination: California Environmental Quality Act Categorical Exemption, Class 3, Section 15303(e). Applicant/Property Owner: Marshall Medical Center; Agent: Craig Ganes. Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated February 21, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.

The Applicant's agent, Craig Ganes, answered questions of the Commission.

In a single motion, Commissioner List, seconded by Commissioner Carter, made a motion to approve Site Plan Review (SPR) 23-02 as amended by the Commission; and to:

- I. Adopt the Staff Report as part of the Public Record.
- II. Make the following findings of fact in support of SPR 2023-02 request:
 1. The request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15303(e), New Construction or Conversion of Small Structures, as the proposed project would include the installation of the ambulance canopy accessory to the principle use.

2. *The project has a General Land Use Designation of Business Professional and Zoning of Business Professional/Airport Overlay. The proposed ambulance canopy would be accessory to the existing medical center, which is a permitted use within the Business Professional Zone per Zoning Ordinance Section 10-5-13.*
 3. *The project request is consistent with Policy 1 of Goal G of the General Plan, Part II, Section IV in that the ambulance canopy would support Marshall Medical Center in continued provision of medical services for the Placerville Community.*
- III. *Conditionally approve SPR 2023-02 located at 1100 Marshall Way, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval:*
1. *Approval of SPR 2023-02 allows for the construction of a 2,238 square foot ambulance canopy as described in the Staff Report dated February 21, 2023 and provided in the Applicant Submittal Package included as Attachment 1 of this Staff Report, including:*
 - a. *Project Description: Marshall Medical Center Ambulance Canopy; and*
 - b. *Site Plan Review Application Form dated January 11, 2023; and*
 - c. *Plans: Cover Sheet and Notes (Sheets CVR, C0.1, and C0.2), Topographic Survey (Sheet C0.3), Demolition Plan (Sheet C1.1), Grading Plan (Sheet C2.1), Erosion Control Plan (Sheets C3.1 and C3.2), Site Details (Sheet C4.1), Site Plan (Sheet A1.1), Reflected Ceiling Plan and Roof Plan (Sheet A2.1), Elevations (Sheet A3.1 and A3.2), Canopy Selection and Architectural Details (Sheet A4.1), General Notes (Sheets S0.0 and S0.1), Typical Details (Sheets S1.0 and S1.1), Foundation Plan (Sheet S2.0), Roof Framing Plan (Sheet S2.1), Section and Foundation Details (Sheet S3.0), Framing Elevations (Sheet S3.1), Framing Details (Sheet S4.0), Electrical Symbols and General Notes (E1.0), Enlarged Site Plan Electrical (E3.1), Enlarged Site Plan Photometric Light Level (Sheet E3.2), Fire Sprinkler Piping Plan (Sheets FP-1 and FP-2).*
 2. *Project Location: The Project site is located at 1100 Marshall Way, Placerville. More specifically within APN: 004-350-001 adjoining the existing hospital building as shown on Sheet C0.1 and A1.1 of the Applicant Submittal Packet Plans. SPR 23-02 shall apply only to the project location and cannot be transferred to another parcel.*
 3. *Exterior Lighting: All lighting under the ambulance canopy shall be fully shielded in accordance with City Code Section 10-4-16(E).*
 4. *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. 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. *The Applicant is responsible for obtaining approval from the El Dorado County Fire Protection District prior to construction.*
6. *Given the nature of construction, the approved project requires approval and permitting by the Office of Statewide Health Planning and Development (OSHPD). The Applicant is responsible for obtaining OSHPD permit.*
7. *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.*
8. *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.*
9. *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.*
10. *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.*

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

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

11. CONTINUED ITEMS: *None.*

12. NEW BUSINESS:

- 12.1. Tentative Subdivision Map (TSM) 99-02-E2: Astonia Estates Residential Subdivision:** *Consideration of the draft Covenants, Conditions and Restrictions (CC&Rs).
Staff: Pierre Rivas.*

Development Services Director Pierre Rivas presented the staff report dated February 21, 2023 and answered questions of the Commission.

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, Kiehne, Lepper, List, Carter*

Nays: None
Absent: None

13. MATTERS FROM COMMISSIONERS AND STAFF:

13.1. Staff Reports:

None.

13.2. Planning Commission Matters:

Vice Chair Frenn indicated that he will not be able to attend the Regularly Scheduled Meeting on March 21, 2023. Voting for the Chair and Vice Chair positions is anticipated to take place in April.

14. ADJOURNMENT

Vice Chair Frenn adjourned the meeting at 7:08 p.m.



Pierre Rivas, Executive Secretary
Development Services Director