

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, April 4, 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: Carter, Vice Chair Frenn, Kiehne, Smith

Members Absent: Lepper

Staff Present: Development Services Director Rivas, Associate Planner Hunter, Senior Management Analyst McCargar,

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. Motion carried 4-0.

5. CONSENT CALENDAR:

5.1. Approve the minutes of the Regular Planning Commission Meeting of February 21, 2023

Motion: In a single motion, Commissioner Carter, seconded by Commissioner Kiehne, moved to approve the Consent Calendar; approving the February 21, 2023 minutes as amended. Commissioner Smith abstained. Motion carried 3-0-1 vote.

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

None.

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

Public comment was heard by Michael Drobesh.

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) 97-04-R: Episcopal Church Deck Replacement (Historic District Review in a Single-Family Residential-6,000/Historic District Zone. Consideration of request to: (1) Remove and replace existing deck with new framing as needed, new railing, and new siding; and (2) Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15302; Environmental Determination: California Environmental Quality Act Categorical Exemption Class 2, Section 15302; Location: 2979 Coloma Street, Placerville, CA. APN: 001-171-036; Applicant/Property Owner: Our Savior Episcopal Church; Agent: Stephen Riley and Rachel Moore, Taylor Made Construction. Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated April 4, 2023 and memorandum dated April 4, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.

The Applicant's agent, Stephen Riley of Taylor Made Construction, answered questions of the Commission.

Public Comment was heard by Jeff Kitter and Michael Drobesh.

In a single motion, Commissioner Kiehne, seconded by Commissioner Smith, made a motion to approve Site Plan Review (SPR) 97-04-R as recommended in the Staff Report and Staff memorandum; and to:

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

II. Make the following findings of fact in support of the SPR 97-04-R 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 15302, as the project includes involves the replacement or reconstruction of an existing structure that will result in substantially the same purpose and no increase in capacity.*
- 2. The project site, APN 001-171-036, 2979 Coloma Street, contains an Episcopal Church listed in the National Register of Historic Places.*
- 3. 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. Further, the project shall not alter distinctive materials, features, finishes, construction techniques, and/or examples of craftsmanship that characterize the subject property.*
- 4. 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.*

5. *The project request is consistent with City of Placerville Development Guide design guidelines for structures within a historic district.*
- III. *Conditionally approve SPR 97-04-R located at 2979 Coloma Street, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval:*

1. *Approval of SPR 97-04-R to replace the existing deck, railing, and siding on the north side of the existing structure located at 2979 Coloma Street, APN 001-171-036. SPR 97-04-R shall apply only to the project location and cannot be transferred to another parcel.*

Approval is based upon the analysis provided in Staff's April 4, 2023 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and all other Conditions of Approval set forth herein:

- i. *Project Overview dated February 28, 2023; and*
 - ii. *Historic District Review Application Form dated February 28, 2023; and*
 - iii. *Plan Set: Cover Sheet (CS-1), Site Plan (AS-1), Demo and Framing Plan (A-1), Side Elevation (A-2), and Structural Specifications (D1); and*
 - iv. *Photo Elevations dated February 28, 2023; and*
 - v. *Supplemental Information: FE26 Iron Rail Example, James Hardie Siding Example, ALX Pro Example.*
2. *The railing will be white in color to coordinate with the existing railing on the front of the building and other façade treatments, which are also white in color.*
3. *Existing HVAC unit located on the roof adjacent to the deck shall be screened from view from Coloma Street using materials to be approved by the Development Services Department at the staff level.*
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. *Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) run shall run with the land; shall be binding upon and be to the benefit of 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. Deviations from the above described approval will constitute a violation of permit approval.*

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. *The Applicant is responsible for obtaining approval from the El Dorado County Fire Protection District prior to construction.*
9. *The Applicant is responsible for obtaining a Building Permit prior to construction.*
10. *Except as otherwise specified or provided for in the project plans in these Conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).*
11. *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.*
12. *Subject to all Conditions of Approval for SPR 97-04 and CUP 97-03:*
 - A. *The applicant shall comply with Fire District Requirements attached to the Staff Report dated June 11, 1997.*
 - B. *Comply with the following Building Division requirements:*
 1. *Provide State of California licensed architect and/or engineer to design and stamp construction drawing for alterations.*
 2. *Submit construction drawing to City Building Division for plan review and permit issuance.*
 3. *Meet current State of California Title 24 accessibility requirements, inclusive of accessible parking, exterior route of travel, access to altered building and interior path of travel.*
 4. *Footings: State licensed engineer to review existing footings for added floor load.*
 5. *Exits, Upper Floor: Minimum two required, spaced 33' (minimum) apart.*
 6. *A-3 Occupancy or E-Occupancy depending on church's proposed use.*
 7. *Two exits are required at the lower floor level with requirements as noted in Item #5 above. Additionally, these exit doors shall only swing in the direction of egress.*
 8. *Upper and lower corridor to be 1-hour fire resistive construction. Corridor cannot be interrupted by intervening rooms, Section 1005.1.*
 9. *Meet all applicable current construction code regulations.*

- C. *Use of the classroom building for formalized classroom use is limited to Sunday School. It is recognized that periodic incidental uses, customary and incidental to normal operation of a church, is permitted. In the event that ongoing permanent use of the classrooms is desired then a modification to this application or a new application shall be required subject to review and approval by the Planning Commission.*
- D. *Recommend that the church advise parishioners to use their own parking lot and the third floor of the parking structure.*
- E. *Church activities to be restricted to the church property only.*
- F. *Staff to review and approve the building materials and possible landscaping.*

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

Ayes: Carter, Frenn, Kiehne, Smith

Nays: None

Absent: Lepper

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

10.2. Site Plan Review (SPR) 17-04-R: Placerville Biergarten Outdoor Seating in a Commercial Zone. Consideration of request to: (1) Add a fenced outdoor seating area to the existing structure located at 696 Main Street for proposed business, Placerville Biergarten; and (2) Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301; Environmental Determination: California Environmental Quality Act Categorical Exemption Class 1, Section 15301; Location: 696 Main Street, Placerville, CA.; APN 004-031-020; Applicant/Property Owner: Terence Springer, SNES Properties LLC; Staff: Kristen Hunter.

Associate Planner Hunter presented the staff report dated April 4, 2023 and the Staff memorandum dated April 4, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.

The Applicant, Terence Springer, answered questions of the Commission.

Public Comment was heard by Michael Drobesh.

In a single motion, Commissioner Carter, seconded by Commissioner Kiehne, made a motion to approve Site Plan Review (SPR) 17-04-R as amended by the Commission; and to:

- I. *Adopt the Staff Report as part of the Public Record.*
- II. *Make the following findings in support of the SPR 17-04-R 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 15301, Existing Facilities, as the proposed project would result in no or negligible expansion of the current use.

2. *The project site, APN 004-031-020, 696 Main Street, contains a locally significant historical resource, the Samuel L. Turner building.*
 3. *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.*
 4. *The project request is consistent with Placerville General Plan Land Use Element Goal C and Community Design Goal B in that the proposed 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.*
 5. *The project request is consistent with City of Placerville Development Guide design guidelines for commercial improvements within the Main Street historic area.*
- III. *Conditionally approve SPR 17-04-R located at 696 Main Street, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval. Conditions of Approval were pulled from Planning Commission previous approval of SPR 17-04 and were updated to reflect information submitted for this project.*
1. *Approval of SPR 17-04-R to add an outdoor seating area including 25 additional seats to the existing business, Placerville Biergarten, located at 696 Main Street, APN 004-031-020. SPR 17-04-R shall apply only to the project location and cannot be transferred to another parcel.*

Approval is based upon the analysis provided in Staff's April 4, 2023 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and all other Conditions of Approval set forth herein:

- i. *Project Description dated February 27, 2023; and*
 - ii. *Site Plan Review Application Form dated February 27, 2023; and*
 - iii. *Plan Set: Site Plan, Parking Plan, Outdoor Seating Plan, and Interior Seating Plan; and*
 - iv. *Photo Elevations dated February 27, 2023; and*
 - v. *Supplemental Information: Wrought Iron Fencing Example dated February 27, 2023.*
2. *Trailing rosemary (*Rosmarius officinalis* 'Renzels') shall be planted and is required to be maintained and cultivated such that it drapes and covers the unadorned concrete retaining wall.*
 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. 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. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) run shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.*
- 5. 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. Deviations from the above described approval will constitute a violation of permit approval.*
- 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. The Applicant is responsible for obtaining approval from the El Dorado County Fire Protection District prior to construction.*
- 8. The Applicant is responsible for obtaining a Building Permit prior to construction.*
- 9. Except as otherwise specified or provided for in the project plans in these Conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).*
- 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.*
- 11. The retaining wall shall have a decorative treatment of the applicant's choice, either stucco finish or stamped concrete.*
- 12. Resident parking shall be designated with 'Resident Parking Only' signage, subject to review and approval by City Staff.*
- 13. Permanent parking shall only occur within the areas designated for parking as shown on the Planning Commission approved, or City Council upon appeal, site improvement plan.*
- 14. 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.*
- 15. A bicycle rack shall be provided onsite for eating and drinking establishment use patrons. Bicycle rack design and location onsite shall be approved by Development Services staff, and its City approved location shall be shown on construction plans.*

Building Exterior (SPR 17-04)

1. *Approval of SPR 17-04, located at 692-696 Main Street, APN 004-031-020, involving the modification of the exterior of the existing Samuel L. Turner commercial building, is based upon and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:
 - i. *Planning Application received July 20, 2017*
 - ii. *Project Narrative, & plan elevations, and photos dated July 19, 2017*
 - iii. *JS Canvas Quote and photo simulation received July 27, 2017**
2. *The permit shall apply only to the parcel specified, regardless of any change of ownership, but may not be transferred to another parcel.*
3. *These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.*
4. *Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.*
5. *Business signage for future tenant occupancy shall also require a building permit and comply with all applicable City regulations and guidelines of the City of Placerville Development Guide.*

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

Ayes: Carter, Frenn, Kiehne, Smith

Nays: None

Absent: Lepper

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

11. CONTINUED ITEMS: *None.*

12. NEW BUSINESS:

12.1. Election of Officers for 2023 (Chair and Vice Chair) Per Article 5 (b) of the Planning Commission Bylaws, at the first regular meeting on or after March 1st, the Commissioners shall elect the officers of Chair and Vice Chair for one-year terms. The Chair and Vice Chair shall take office at the following meeting.

Per Article 7 (g) of the Commission Bylaws, there must be five members present at the meeting to elect officers otherwise the matter will be continued.

Item 12.1 was continued to a future meeting. Development Services Director Pierre Rivas informed the Commission that the Bylaws will be included on the next agenda.

13. MATTERS FROM COMMISSIONERS AND STAFF:

13.1. Staff Reports:

Staff informed the Commission that the next Planning Commission meeting is scheduled for April 18, 2023.

13.2. Planning Commission Matters:

Vice Chair Frenn requested that Michael Drobesh submit to Staff a written summary of public comment heard under Item 7.

14. ADJOURNMENT

Vice Chair Frenn adjourned the meeting at 7:47 p.m.



Pierre Rivas, Executive Secretary
Development Services Director