

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 18, 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:

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, Chair Frenn, Vice Chair Kiehne, Lepper, Smith
Members Absent: None
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 Carter, second by Commissioner Lepper, moved to approve the Agenda as amended. Motion carried 5-0.

5. CONSENT CALENDAR:

5.1. Approve the minutes of the Regular Planning Commission Meeting of June 20, 2023

In a single motion, Commissioner Lepper, seconded by Commissioner Carter, moved to approve the Minutes of the Regular Planning Commission Meeting of June 20, 2023. Commissioner Kiehne abstained. Motion carried 4-0-1.

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. Presentation by El Dorado Arts and Culture – Public Art Master Plan

Terry LeMoncheck, Director of El Dorado Arts and Culture, provided a presentation to the Planning Commission on the preparation of the City of Placerville Public Art Master Plan. Arts and Culture has contracted with Art Builds Community. The first community meeting will be held on July 31, 2023 at 5:30 pm at 549 Main Street (Town Hall) and will be facilitated by lead consultant Barbara Goldstein.

Commissioner Frenn encouraged active participation by the community. Mr. Frenn is serving as a member of the Public Art Plan Steering Committee.

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

10.1. Site Plan Review (SPR) 21-03-E, Variance (VAR) 21-01-E, & VAR 21-02-E: Mackinaw Hotel. Request for 1 year extension. Staff: Pierre Rivas.

Director Rivas presented the Staff Report dated July 18, 2023 and answered questions of the Commission.

Public comment was heard by Steven Smith, COO of Eat.Drink.Sleep.

In a single motion, Commissioner Frenn, seconded by Commissioner Smith, moved to approve the twelve month extension request for Site Plan Review (SPR) 21-03-E, Variance (VAR) 21-01-E, and VAR 21-02-E as recommended in the Staff Report; and to:

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following finding of fact in support of the twelve month time extension request for SPR 21-03-E, VAR 21-01-E, and VAR 21-02-E:*
 - A. An Addendum to Mitigated Negative Declaration (EA 21-01) previously prepared Negative Declaration for the Gateway Hotel and Gas Station Project Addendum dated May 11, 2004 used for the Hampton Inn and Suites Project approved January 17, 2017 was adopted by the Planning Commission for SPR 21-03, VAR 21-01, and VAR 21-02 on January 4, 2022.*
 - B. No changes to Zoning Ordinance have occurred since project approval in 2022 that would have relevance to the project.*
 - C. There are no changes proposed by the project proponents.*
- III. Grant a twelve month time extension of SPR 21-03-E, VAR 21-01-E, and VAR 21-02-E from July 5, 2023, extending the expiration of these entitlements to July 5, 2024, subject to the following condition:*

1. *All Conditions of Approval approved by the Planning Commission on January 4, 2022 for SPR 21-03, VAR 21-01, VAR 21-02 shall remain in effect and shall be included by reference with the twelve month time extension request approval.*

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

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

10.2. Conditional Use Permit (CUP) 23-02, Site Plan Review (SPR) 23-09, & Variance (VAR) 23-03: Apple Farm Place. Consideration of Conditional Use Permit, Site Plan Review, and Variance applications within the Highway Commercial/Airport Overlay (HWC/AO) Zone to: (1) Remodel the existing “Apple Farm Place” retail shopping center (formerly Carriage Trade Center); (2) Modification of building elevations for the entire center; (3) Approve a Master Sign Plan for the entire center, including two (2) pole signs; (4) Revise parking configuration, landscaping, and exterior lighting; and (4) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301. Environmental Determination: Categorically exempt from CEQA per CEQA Guidelines Section 15301 and 15303. Location: 1426-1498 Broadway, Placerville, CA. APN: 004-201-030 & 004-201-028. Property Owner: Leonard Grado. Representative: Bobbie Lebeck. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report and Memorandum dated July 18, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.

The Applicant, Leonard Grado, and Engineer, Bobbie Lebeck, answered questions of the Commission.

In a single motion, Commissioner Lepper, seconded by Commissioner Kiehne, moved to approve Site Plan Review (SPR) 23-09, Conditional Use Permit (CUP) 23-02, and Variance (VAR) 23-03 as recommended in the Staff Report and Memorandum; and to:

- I. *Adopt the Staff Report as part of the Public Record.*
- II. *Make the following findings in support of the SPR 23-09 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, as the project includes the repair and minor alteration of existing private structures that involve negligible or no expansion of the existing use. The request is further exempt from environmental review pursuant to CEQA Guidelines Section 15303(e), in that it involves the modification of an*

existing accessory structure (pole sign) and construction of a second pole sign accessory to the primary use (shopping center).

1. *The project site, APN 004-201-030 and -028, contains a shopping center comprised of two single-story buildings (1426-1480 Broadway and 1484-1498 Broadway) located within the Highway Commercial Zone / Airport Overlay.*
 2. *The project request is consistent with Placerville General Plan Land Use Element Goal C, in that the project shall retain an existing business, add new businesses and job opportunities and result in a positive economic impact on the community. The project is also consistent with Goal I, Policy 7 of the Natural, Cultural and Scenic Resources Section as well as Goal A, Policy 6 and Goal B, Policies 3 and 6 of the Community Design Section in that the project will improve the visual character of upper Broadway as seen from Highway 50, a state designated scenic highway, through the renovation and enhancement of an existing shopping center. The project request is further consistent with Goal J, Policy 7 of the Community Design Section as signage proposed, shall be logically placed on the front of the building identifying each unit in a consistent and cohesive manner and would provide adequate, professional quality advertising for the 69,808 square foot Apple Farm Place through the modification of an existing pole sign and addition of new pole sign, both on opposite ends of the shopping center.*
 3. *The project request is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-4: Parking and Loading, §10-4-9: Site Plan Review, §10-5-17: HWC, Highway Commercial Zone, §10-5-23: AO, Airport Overlay Zone.*
 4. *The project request is consistent with the City of Placerville Development Guide for Architectural Design and Specific Site Improvements as described in the Staff Report dated July 18, 2023.*
 5. *Approval is based upon the analysis provided in Staff's July 18, 2023 report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package.*
- III. *Make the following findings in support of the Conditional Use Permit (CUP) 23-02 request to allow two pole signs exceeding 10 feet in height:*
1. *The project site, APN 004-201-030 and -028, contains a shopping center comprised of two single-story buildings (1426-1480 Broadway and 1484-1498 Broadway) with approximately 1,006 lineal feet of building frontage, 1,160 lineal feet along the northernmost edge of the project area along Broadway, and on a total of 9.63 acres.*
 2. *The project request is consistent with Goal J, Policy 7 of the Community Design Section as signage proposed, shall be logically placed on the front of the building*

identifying each unit in a consistent and cohesive manner and would provide adequate, professional quality advertising for the 69,808 square foot Apple Farm Place through the modification of an existing pole sign and addition of new pole sign, both on opposite ends of the shopping center.

3. *The project request is consistent with Zoning Ordinance §10-3-3: Conditional Use Permit, in that the proposed modifications to the existing pole sign and addition of a second, smaller pole sign, is in harmony with the General Plan and would not be detrimental to the surrounding property.*

IV. *Make the following finding in support of the Variance (VAR) 23-03 request to allow two pole signs exceeding 10 feet in height:*

1. *The variance request is appropriate given the size of the shopping center (9.63 acres, one of the largest in the City), proposed landscaping, and given that the project area has approximately 1,160 lineal feet of frontage along Broadway. The placement of pole signs at both ends of the center will assist with placemaking around the parcels.*
2. *The variance does not result in a special privilege to one individual property owner, in that the variance would be appropriate for another user with similar site conditions.*
3. *The requested variance is not a granting of a use or activity that is not otherwise authorized by Zoning Ordinance Section 10-5-17 (HWC) or Section 10-4-23 (AO). Further, granting the request will not materially or adversely affect the health and safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood since the signs do not interfere with pedestrian or vehicular traffic.*

V. *Conditionally approve SPR 23-09, CUP 23-02, and VAR 23-03 located at 1426-1498 Broadway, based on the project information and findings included in the Staff Report and Memorandum, and subject to the recommended Conditions of Approval:*

1. *Approval of SPR 23-09, CUP 23-02, and VAR 23-03 to: (1) Remodel the existing “Apple Farm Place” retail shopping center (formerly Carriage Trade Center); (2) Modification of building elevations for the entire center; (3) Approve a Master Sign Plan for the entire center, including two (2) pole signs; and (4) Revise parking configuration, landscaping, and exterior lighting.*

Approval includes the following Applicant Submittal Documents:

- i. *“Apple Farm Place” Project Description (July 6, 2023);*
- ii. *Apple Farm Place Plan Set: Existing Site Conditions (S1); Overall Site Plan (S2); Detailed Site Plan, East (S3); Detailed Site Plan, West (S4); Preliminary Landscape Plan (L1); Harbor Freight Elevation (A3.1); Elevations (A3.1 and A3-*

- 1R); Accessible Path of Travel (A1);*
- iii. Pole Sign Plans, Page 1-5 (July 6, 2023);*
- iv. "Apple Farm Place" Sign Criteria (July 6, 2023)*
- v. Trash Enclosures (A-TR)*
- vi. Lighting Plans and Specifications: Sheet L-F1 (July 6, 2023) and NUVO 65-757 Specification Sheet (June 27, 2023); and*
- vii. Mural Images (July 10, 2023).*

Approval does not include entitlements on APN 004-201-028 for the future fast-food drive thru, landscaping, and exterior modifications to 1484-1498 Broadway.

- 2. 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.*
- 3. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) 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.*
- 4. 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.*
- 5. The applicant shall submit a revised landscaping plan for Planning Commission review and approval following subsequent Site Plan Review application(s) for 1484-1498 Broadway and the future fast-food restaurant..*
- 6. The applicant shall submit a Final Landscape Plan and Final Irrigation Plan following approval of revised landscaping by Development Services Department Staff.*
- 7. The applicant shall enter into a Landscape Maintenance Agreement (LMA) with the City for the approved Landscape Plan for continued maintenance of landscaping, landscape islands, hardscape, and walkways.*
- 8. 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. The applicant shall install five (5) bicycle racks, each with a total capacity of four (4) bicycles, on site. The locations of the proposed bicycle racks shall be included on a*

- revised site plan and submitted to Development Services for review and approval.*
- 10. The applicant shall provide to Development Services for review and approval any site furnishings to be included on site, including benches, small trash receptacles, and shopping cart corrals. No exterior kiosks, merchandise dispensaries, and repositories shall be permitted, with the exception of newspaper and magazine racks.*
 - 11. All roof mechanical equipment visible from the public right-of-way shall be screened.*
 - 12. The Applicant is responsible for complying with SB 1383 regarding organic waste material.*
 - 13. New pole sign shall be set back from the property line 1 foot for each foot in height, 18 feet.*
 - 14. The right-of-way lines shall be included on the revised site plan to accurately reflect the City right-of-way along Broadway. Project improvement plans and revised site plan shall show proposed parking and landscaping outside of the right-of-way.*
 - 15. The project shall comply with all pertinent City Ordinances and City standard street cross-section details of construction available at the office of the City Engineer.*
 - 16. The Applicant shall be responsible for maintenance and upkeep of all slopes, existing and proposed landscape areas and irrigation systems within the project site.*
 - 17. Prior to issuance of permits for improvements, the Applicant is responsible for El Dorado Fire Protection District approval. Improvements must comply with Fire District requirements.*
 - 18. If utility relocations or revisions to public improvements are necessary for any of the required on-site improvements, the Applicant shall be responsible for all work and costs associated with that work.*
 - 19. All existing utilities (including, but not limited to, electric and telecommunications) shall be shown on the improvement plans.*
 - 20. In accordance with the City's MS4 permit requirements (Water Quality Order No. 2013-0001-DQW, General Permit No. CAS000004) with the Central Valley Regional Water Quality Control Board, the Engineering Department hereby requires the applicant to comply with City Code Sections 7-15-14, 10-8-35, and 10-8-36. Low Impact Development measures will also be required.*
 - 21. All drainage inlets shall be marked "Do not Dump – Flows to Creek."*

22. *The Applicant is responsible for construction of a concrete cut-off curb of minimum six (6") inches below aggregate base level at all sag locations for locations where irrigated landscaped areas abut public roadways. Provide subsurface curtain drain to collect irrigation runoff.*
23. *The Applicant is responsible for obtaining an encroachment permit from the City Engineering Department for any work within City right-of-way or City facilities and utilities.*
24. *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.*
25. *The Applicant is responsible for obtaining a Building Permit prior to construction.*
26. *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)).*
27. *All signs shall conform to Sign Elevations and Location exhibit prepared by Western Sign Company within the Applicant Submittal Package. All signage shall be maintained in a safe and clear readable condition and shall not be permitted to fall into a state of disrepair. An amendment to the Master Sign Plan or Conditional Use Permit will be required to add any further signage on the parcel.*
28. *Signs shall consist of two non-illuminated, approximately eighty square feet sign walls, and the existing internally illuminated pole sign cabinet with dimensions of eighteen feet two inches wide by four feet in height, or approximately seventy-three square feet. Total aggregate sign area is approximately 1,546 square feet.*
29. *All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.*
30. *Exterior lighting shall be shielded. New lighting fixtures on the front and rear elevations of the building (1426-1480 Broadway) shall comply with those included in the Applicant Submittal Package (Attachment 7 of the Staff Report). Rear lighting fixtures shall be angled such that illumination is limited to the rear parking and loading area and is minimized off-site. All lighting shall comply with Section 10-4-16 of the City Code.*
31. *Applicant shall record a Reciprocal Parking Agreement.*

32. *Lighting of outdoor signage shall be reduced between 12:00 am – 6:00 am.*

*SPR 73 and VAR 73-07
CONDITIONS OF APPROVAL*

1. *If shopping carts are used, storage in the parking lot be provided.*
2. *A minimal amount of landscaping should be provided at the entrance to the shopping center; parking lot lighting have glare shields if necessary.*
3. *Loading zones and refuse storage be provided in the rear of the building.*

*Action: Motion approved 4-1 on roll call vote:
Ayes: Frenn, Kiehne, Lepper, Smith
Nays: Carter
Absent: None*

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

11. CONTINUED ITEMS:

11.1. Site Plan Review (SPR) 23-05: Historic District Review (continued from June 20, 2023). Consideration of a Site Plan Review application within the Single-family Residential/Historic District Zone to: modify an existing single-family home to (1) Replace wood windows with vinyl; (2) Paint the exterior façade, trim, gutters, and door; and (3) Replace lighting fixtures visible from the public right-of-way. Request for continuance to July 18, 2023. Location: 3176 Cedar Ravine Road, Placerville, CA. / APN: 003-252-004. Applicant: Paul Coggiola. Staff: Kristen Hunter.

Associate Planner Hunter presented the Memorandum dated July 18, 2023.

Public comment was heard by the Applicant, Paul Coggiola.

In a single motion, Commissioner Carter, seconded by Commissioner Lepper, made a motion to approve the proposed exterior painting, including siding, trim and the front door, and replacement of exterior lighting fixtures proposed under Site Plan Review (SPR) 23-05 and continue the discussion on the proposed windows to date certain, September 5, 2023.

*Action: Motion approved 4-1 on roll call vote:
Ayes: Carter, Frenn, Lepper, Smith
Nays: Kiehne
Absent: None*

Following recommendation of staff to rescind previous action to allow for the addition of a CEQA finding, Commissioner Frenn, seconded by Commissioner Lepper, made a motion to rescind the previous action.

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

In a single motion, Commissioner Carter, seconded by Commissioner Lepper, made a motion to approve the proposed exterior painting, including siding, trim and the front door, and replacement of exterior lighting fixtures proposed under Site Plan Review (SPR) 23-05, to find the siding, trim and the front door, and replacement of exterior lighting fixtures categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and continue the discussion on the proposed windows to date certain, September 5, 2023.

*Action: Motion approved 4-1 on roll call vote:
Ayes: Carter, Frenn, Lepper, Smith
Nays: Kiehne
Absent: None*

Chair Frenn 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:

Director Rivas informed the Commission that the joint City Council and Planning Commission workshop regarding implementation of the Secretary of Interior Standards is scheduled for August 29, 2023 at 4:00 pm in Town Hall. Staff informed the Commission that ECORP has been selected to present and facilitate the joint workshop.

Staff informed the Commission that there will be no meeting on August 1, 2023 to allow for participation in National Night Out.

The next Planning Commission meeting will be August 15, 2023.

13.2. Planning Commission Matters:

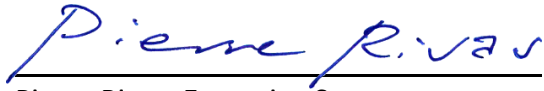
13.2.1. Special Committee Report(s): Report by the Historic Review Special Committee to the Planning Commission.

Commissioner Smith requested that an item be added to the next agenda regarding an official proposal from the Historic Advisory Committee to the City for the historic resources

inventory update.

14. ADJOURNMENT

Chair Frenn adjourned the meeting at 10:25 p.m.



Pierre Rivas, Executive Secretary
Development Services Director