

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, DECEMBER 19, 2023, 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 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, I.T. Director Tanger

**3. CLOSED SESSION REPORT:**

*None scheduled.*

**4. ADOPTION OF AGENDA:**

*Motion: In a single motion Commissioner Lepper, second by Commissioner Carter, moved to approve the Agenda as presented. Motion carried 5-0.*

**5. CONSENT CALENDAR:**

**5.1. Approve the Minutes of the Regular Planning Commission Meeting of December 5, 2023**

*In a single motion Commissioner Kiehne, seconded by Commissioner Lepper, moved to approve the Minutes as amended. Motion carried 4-0. Commissioner Smith abstained.*

**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:** *None.*

## 10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

**10.1. Site Plan Review (SPR) 23-18: Historical District Review.** Consideration of a Site Plan Review application within the Single-Family Residential / Historic District Zone to modify an existing single-family residence to: (1) Remove the existing wood lap siding and replace with Hardie fiber cement lap siding; and (2) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and Section 15331; Location: 3076 Cedar Ravine Road, Placerville, CA. / APN: 003-241-009; Property Owner/Applicant: Susie Combellack. Agent: Julian Thrift, DQ Construction. Staff: Kristen Hunter.

*Associate Planner Hunter presented the Staff Report dated December 19, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.*

*Public comment was heard by the project applicant, Susie Combellack, and a representative of the contractor, DQ Construction.*

*In a single motion, Commissioner Kiehne, seconded by Commissioner Frenn, moved to approve Site Plan Review (SPR) 23-18 as amended; and to:*

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings in support of the SPR 23-18 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 and Section 15331, as the project includes the modification of an existing structure that will result in no expansion of the existing use and that the project would complete the maintenance and reconstruction in a manner, with compatible substitute materials (Hardi concrete fiber lap siding), consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring, and Reconstructing Historic Buildings.*
  - 2. The project site, APN 003-241-009, 3076 Cedar Ravine Road, contains a single-family residential dwelling that is located within the Cedar Ravine Historic District.*
  - 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. The project is consistent with Goal I of the Community Design Element in that it includes the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.*
  - 4. The project request is consistent with Placerville General Plan Housing Element Goal F Policy 4 and Natural, Cultural and Scenic Resources Element Goal G Policy 6 in that the project preserves existing housing stock and would restore and maintain an existing older structure within the Cedar Ravine Historic District.*

5. *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.*
6. *The project request is consistent with City of Placerville Development Guide design guidelines for structures within a historic district.*
7. *The project is located in a Very High Fire Hazard Severity Zone (VHFHSZ) and the proposed replacement siding is fire resistant.*
8. *The existing siding (wood) is beyond repair.*

*III. Conditionally approve SPR 23-18 located at 3076 Cedar Ravine Road, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval, including:*

1. *Approval of SPR 23-18 to modify an existing single-family residence within an Historic District to: Remove the existing wood lap siding and replace removed siding with Hardi concrete fiber lap siding of the structure located at 3076 Cedar Ravine Road, APN 003-241-009.*

*Approval is based on the analysis provided in Staff's December 19, 2023 report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package listed below (i - iv) as well as all other Conditions of Approval set forth herein.*

- i. *Historical District Review Application (October 18, 2023);*
  - ii. *Project Description (October 18, 2023);*
  - iii. *Site Plan (October 18, 2023); and*
  - iv. *Site Photographs / Elevations (October 18, 2023).*
2. *The replaced siding shall be painted to match the existing color scheme (beige siding and white trim) and that the width of the Hardie fiber concrete lap siding shall be approximately 5¼".*
  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. Revisions to the Site Plan Review include any changes to the exterior, including windows and siding.*

- 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 a Building Permit prior to construction.*
- 8. 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)).*
- 9. 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.*

*Action: Motion carried 4-0 on roll call vote:  
Ayes: Carter, Frenn, Kiehne, Lepper  
Nays: None  
Abstain: Smith  
Absent: None*

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

**10.2. Conditional Use Permit (CUP) 23-03 and Site Plan Review (SPR) 23-17. Automotive Service within Commercial Zone and Master Sign Plan.** Consideration of a Conditional Use Permit (CUP) request for operation of an automotive service business within the Commercial (C) zone; and Site Plan Review (SPR) to: (1) Add four (4) additional wall signs, for a total of five (5) wall signs, under a Master Sign Plan; and (2) Find the request categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301. Location: 615 Placerville Drive, Placerville, CA. APNs: 323-480-019. Property Owner: Janet Evgenikos. Applicant: Geordon Seguine and Aaron Wilson, Smog Ace. Staff: Kristen Hunter.

*Associate Planner Hunter presented the Staff Report and Memorandum dated December 19, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.*

*Public comment was heard by the property owner, Janet Evgenikos, and the project applicants, Geordon Seguine and Aaron Wilson.*

*In a single motion, Commissioner Kiehne, seconded by Commissioner Lepper, moved to approve Conditional Use Permit (CUP) 23-03 and Site Plan Review (SPR) 23-17 as amended; and to:*

- I. Adopt the Staff Report as part of the public record.*

- II. *Find that the Conditional Use Permit and Site Plan Review requests are exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities), in that the project includes new copy of on-premise signage, and Section 15303 (New Construction or Conversion of Small Structures), in that the project includes the change in use/occupancy from retail to automotive service within an existing structure.*
- III. *Make the following findings in support of the Conditional Use Permit (CUP) 23-03 for operation of a smog check test-only station (automotive service) within the Commercial (C) zone:*
  - 1. *The project site, APN 323-480-019, contains one (1) commercial building with two (2) units on a total of 0.18 acres, currently used for retail repair and service, located within the Commercial Zone.*
  - 2. *The project request is consistent with Goal C of the Land Use Section and Goal F of the Community Design Section of the General Plan as the project would add an automotive service business and automotive service commercial services along Placerville Drive.*
  - 3. *The project request is consistent with Zoning Ordinance §10-3-3: Conditional Use Permit, in that the proposed business is in harmony with the General Plan and would not be detrimental to the surrounding property.*
  - 4. *The project is consistent with the intent of the Placerville Drive Development and Implementation Plan as the proposed business would offer smog check testing services with no follow up automotive repair work while expanding commercial services along Placerville Drive.*
- IV. *Make the following findings in support of the modified SPR 23-17 request:*
  - 1. *The project request is consistent with Goal F, Policy 1 and Goal J, Policy 7 of the Community Design Section as the signage proposed is of professional quality and shall be logically placed on the front of the building identifying the new business.*
  - 2. *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, §10-4-17: Sign Regulation, and §10-5-15: C, Commercial Zone.*
  - 3. *The project request is consistent with the City of Placerville Development Guide for Signage as described in the Staff Report dated December 19, 2023.*
  - 4. *Approval is based upon the analysis provided in Staff's December 19, 2023, report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package.*
  - 5. *As proposed the sign plan will contribute to the design quality of the site and surrounding area as it will provide visibility from Placerville Drive for both businesses while providing equal advertising between the two (2) businesses, Nerdy Daves Computer Repair and Smog Ace. The layout with two (2) business*

*occupancies in tandem requires additional signs be placed to assist the public in locating the desired business.*

*6. The proposed signage is compatible with the style of the existing signage at the site and will complement the existing site improvements.*

*V. Conditionally approve CUP 23-03 and SPR 23-17 located at 615 Placerville Drive, based on the project information and findings included in the Staff Report and Memorandum dated December 19, 2023, and subject to the recommended Conditions of Approval, including:*

*Conditional Use Permit (CUP) 23-03:*

- 1. Approval of CUP 23-03, authorizing the operation of an automotive service business, specifically, a smog check test-only station (no follow-up auto repair), within the building located at 615 Placerville Drive, APN: 323-480-019, and within the Commercial Zone (C). Approval is limited to compliance with the project description.*
- 2. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above-described approval will constitute a violation of permit approval.*
- 3. Conditional Use Permit Expiration. The CUP shall become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried there on. It is the responsibility of the applicant to monitor the time limit and make diligent progress towards implementation of the project and compliance with the Conditions of Approval.*
- 4. Runs with the Land. The terms and Conditions of Approval of the Conditional Use Permit (CUP) 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. The CUP may be revoked, amended, or suspended by the Planning Commission under the provisions of Zoning Ordinance Section 10-3-6(D).*

*Site Plan Review (SPR) 23-17:*

- 1. Approval of SPR 23-17 to: Install signage in accordance with the approved elevations, a total of five (5) wall signs along the southern and eastern building facades, to be no greater than 80 square feet.*

*Approval includes the following Applicant Submittal Documents:*

- i. Conditional Use Permit Questionnaire Responses (October 12, 2023);*
- ii. Site Plan (October 12, 2023);*
- iii. Floor Plan (October 12, 2023); and*
- iv. Master Sign Plan (October 12, 2023) – applicant to submit a revised sign plan to be approved by Staff.*

2. *Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above-described approval will constitute a violation of permit approval.*
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. *Site Plan 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. *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. *Parking lot paving shall be maintained at a PCI (pavement condition index) of not less than 56. Wheel stops and parking stall striping shall be maintained in sound condition.*
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 shall obtain a Building Permit prior to sign installation.*
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 signage shall be maintained in a safe and clear readable condition and shall not be permitted to fall into a state of disrepair. A Master Sign Plan and/or revision to the approved Conditional Use Permit will be required to add any further signage on the parcel.*
11. *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.*
12. *The applicant shall comply with Section 505 of the California Fire Code, Standard #B-001 regarding the addressing of buildings.*

Action: Motion carried 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.

**11. CONTINUED ITEMS:** None.

**12. NEW BUSINESS:** None.

**13. MATTERS FROM COMMISSIONERS AND STAFF:**

**13.1. Staff Reports:**

Director Rivas informed the Commission that Development Services and Engineering Staff have been working with the applicant for the Mallard and Middletown Affordable Housing Projects for issuance of a foundation-only permit. Additionally, Director Rivas informed the Commission that he has spoken with New Faze Development regarding the Astonia Subdivision. New Faze is interested in resubmitting for the Final Map. Lastly, Director Rivas informed the Commission that Staff met with developers regarding a possible market rate apartment complex near the corner of Broadway and Texerna Court.

Associate Planner Hunter informed the Commission that the January 2, 2024, meeting has been cancelled. Staff is unsure if the January 16, 2024, meeting will be held.

**13.2. Planning Commission Matters:**

Commissioner Kiehne inquired about the regulation of illuminated window signs. Staff indicated that there is currently little regulation for window signs, including a maximum of 25% window cover and a requirement to not be flashing or moving. Commissioner Lepper indicated that it may be beneficial to address illuminated window signs in the zoning ordinance.

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

Commissioners Carter and Smith indicated that the Memorandum identifying the list of priorities is still in progress.

**14. ADJOURNMENT**

Chair Frenn adjourned the meeting at 7:52 p.m.



Pierre Rivas, Executive Secretary  
Development Services Director