

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JUNE 19, 2018, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

CALL TO ORDER: *The Meeting was called to order by Chair Frenn at 6:00 p.m.*

PLEDGE OF ALLEGIANCE TO THE FLAG: *Chair Frenn led the Pledge of Allegiance.*

ROLL CALL: **Present:** Frenn, Kiehne, List, Saragosa
Absent: Dziuba

Staff Present: Andrew Painter, Planning Commission Executive Secretary,
Pierre Rivas, Development Services Director

...

- 4.2 948 Oak Terrace Road – Variance 18-01: Request by property owners Jodi Krieger Trust and Parvarti Revocable Trust for a Variance to allow a 1.5-foot side-yard setback where 10 feet is required under the R1-20,000, Single-Family Residential zone (Zoning Ordinance Section 10-5-6(D)(5)), for an already constructed carport. APN: 050-451-05. Zoning: R1-20,000, Single-Family Residential. Location: 948 Oak Terrace Road, approximately 600 feet west of the intersection of Oak Terrace Road and Northridge Drive, Placerville.**

City Planner Painter presented staff's report. Property Owner Jodi Krieger and Mark Brunelle addressed the Commission.

Motion by Vice Chair Kiehne. Second by Member Saragosa.

Continue the item for 60-days, asking the applicant to work with staff to develop a stronger basis for the Commission to understand and potentially support the variance request.

*The **motion was not passed** on the following roll call vote:*

Ayes: Saragosa
Noes: Frenn, Kiehne, List
Absent: Dziuba

Motion by Member List. Second by Chair Frenn.

The Commission takes the following action:

Adopt the Staff Report as part of the public record.

Make the following Findings of Fact:

- A. That the application is categorically exempt from the requirements of CEQA pursuant to Section 15303, Class 3, which includes the construction of accessory structure carports.
- B. That the application is consistent with the General Plan and Zoning Ordinance with approval of a Variance in that it involves a Variance request for the development of a

carport in an area that contains an array of existing residential uses and accessory uses.

- C. That the granting of the application is necessary for the preservation, enjoyment and use of the property by the applicant in that the carport would be authorized without the burden of eliminating landscape features, including a mature pine tree.
- D. That the granting of the Variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing in the neighborhood of the property of the applicant and will not, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood in that the carport is located in a less visible portion of the subject parcel, Robert Patton, the neighboring property owner, approves of the carport adjacent to the property line he shares with the subject site, which therefore does not appear to adversely affect persons residing in the neighborhood.
- E. We find that applicant's, "Answers to questions on 'REQUIREMENTS FOR FILING APPLICATION FOR A VARIANCE,'" as an argument describing special circumstances that warrant the Variance request.
- F. That the granting of the Variance will not constitute a grant of special privileges.

Approve VAR 18-01, subject to Conditions of Approval as follows:

1. Approval is granted for the Variance request described in the application date-stamped April 13, 2018, and staff's report dated June 19, 2018, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the carport structure.
2. The permit shall apply only to 948 Oak Terrace Road, APN 050-451-05, regardless of any change of ownership, and 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.

*The **motion was not passed** on the following roll call vote:*

Ayes: Frenn, List
Noes: Kiehne, Saragosa
Absent: Dziuba

...