



PLACERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 4, 2022, 6:00 p.m.
Town Hall – 549 Main Street

PLANNING COMMISSION MEMBERS

Michael Frenn
Nicole Gotberg, Vice Chair
Kris Kiehne
Amy Lepper, Chair
John List

CERTIFICATION OF AGENDA POSTING

I declare that the foregoing Agenda for the January 4, 2022, Regular Meeting of the Placerville Planning Commission was posted and available for review on December 30, 2021 at the City Hall of the City of Placerville, 3101 Center Street, Placerville, CA 95667. The Agenda is also available on the City website at:
www.cityofplacerville.org

Pierre Rivas, Development Services Department Director

Information and Procedures Concerning Planning Commission Meetings

Meeting Dates: The Commission meets regularly on the first and third Tuesday of each month at Town Hall in the City Council Chambers; additional meetings may be scheduled as needed.

Meeting Access: The City of Placerville wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530)642-5531 at least 72 hours before the meeting, if possible.

Governing Regulations and Rules: The Commission conducts all meetings in accordance with the "Ralph M. Brown Act" (California Government Code Sections 54950, et seq.), per the City's Committee, Commissions & Board Policy Manual (City Council Resolution No. 7578), and the Planning Commission Bylaws.

Use of Cell Phones During Meetings: The Planning Commission appreciates your cooperation in turning off all cell phones.

Consent Calendar: All matters listed under the Consent Calendar are considered routine and will be enacted by general consent, unless any Commissioner requests a roll call vote, or unless any member of the Commission or Staff or audience wishes to remove an item for discussion.

Information Available: Materials related to items on this Agenda, submitted to the Planning Commission either with or after distribution of the agenda packet, are available for public review without delay in the Development Services Department at City Hall, 3101 Center Street, 2nd floor, during normal business hours. Agendas and Staff Reports are also made available online at the Planning Commission Agenda webpage.

Items of Interest to the Public – Non-Agenda Items: This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the Agenda and the subject matter is within the jurisdiction of the Planning Commission. State law prohibits the Commission from acting on items not listed on the Agenda except by special action of the Planning Commission under specified circumstances. The Chair will recognize the speaker. The Chair reserves the right to limit the speaker's time to three minutes. Personal attacks

on individuals or comments that are slanderous or that may invade an individual's personal privacy will not be tolerated.

Written Communications-Non-Agenda Items: Written Communication items are written comments received on non-agenda items pertaining to business within the jurisdiction of the Planning Commission. These are not items for discussion but can be referred to staff for consideration.

Public Hearings: Applicants (or appellants) are allowed time to present testimony at the beginning of the public hearing, and if needed, an opportunity to present rebuttal at the end of the public hearing. All other speakers may be limited in the length of time speaking, at the discretion of the Chair.

Public Participation

Public participation in the hearing process is encouraged.

Please step up to the podium microphone then wait to be recognized by the Chair before speaking at the podium when addressing the Commission.

Each speaker will be asked to voluntarily state his/her name before speaking. Address the Planning Commission Chair with all testimony and questions. Please do not address the applicant, members of the public or staff.

The Commission and City staff will ensure order and decorum during all Commission meetings. Persons demonstrating rude, boisterous or profane behavior will be called to order by the Chair. If such conduct continues, the Chair may call a recess, requesting the removal of such person(s) from the Council Chamber, adjourn the meeting or take other appropriate action.

Agree or disagree respectfully. Please, no applause, or booing or personal attacks. Please take personal discussions out of the Town Hall chambers so as not to disturb others or disrupt the public hearing.

Time Limit

Presentations should be limited to a maximum of three (3) minutes, unless otherwise determined by the Chair. A speaker may not defer his/her time to other speakers.

Groups or organizations are encouraged to select a spokesperson to speak on their behalf. Each subsequent speaker is encouraged to submit new information, rather than repeating comments made by prior speakers.

Written Public Comment Instructions to Become Part of the Record

If you wish to provide comment you may e-mail your comments to pv.planning@gmail.com, or you may submit your comments in-person at the Development Services

Department, City Hall – 2nd Floor, 3101 Center Street. The Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. Interested parties are encouraged to provide written materials at least seven (7) days prior to the public hearing to allow distribution with the Planning Commission's agenda packet to provide adequate time for review by the Planning Commission. Please be aware that, while these comments will be provided to the members of the Commission and will become part of the public record, they will not be read aloud. Planning Commission after distribution of the agenda packet is available for public inspection in the Development Services Department at 3101 Center Street, 2nd Floor, Placerville, CA 95667 during normal business hours.

Appeal of Planning Commission Decision

Any aggrieved person or persons dissatisfied with a Planning Commission decision may appeal that decision to the City Council within 10 calendar days. Per Government Code Section 65009, if any person(s) challenges the action of the Planning Commission, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Appeal Period

There is a 10 calendar day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request and appeal fee to the Placerville City Clerk, 3101 Center Street, Placerville, California, 95667.

Matters from Commissioners and Staff: This item is for staff to update those in attendance of the status of upcoming meetings; of recent actions taken by City Council on items previously considered by the Commission; of the status or completion of City and community projects; of community-wide activities and events (e.g. Brewfest, National Night Out, Wagon Train, etc.). For Commission Members this time is for updating other Members of sub-committee work (when applicable); of updating other Members of topics and issues learned at land use and planning conferences, workshops, webinars; general comments regarding planning and land use within Placerville, or other items which may be within the purview of the Planning Commission.



**AGENDA
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 4, 2022, 6:00 P.M.**

CLOSED SESSION

- None scheduled

6:00 P.M. OPEN SESSION

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

2. ROLL CALL: Frenn, Vice Chair Gotberg, Kiehne, Chair Lepper, List

3. CLOSED SESSION REPORT (if applicable)

4. ADOPTION OF AGENDA

5. CONSENT CALENDAR

5.1 [Approve the Minutes of the Regular Planning Commission Meeting of December 7, 2021](#)

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

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

(The Planning Commission is not permitted to take action on issues raised under this item.)

8. WRITTEN COMMUNICATIONS

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS

- None

10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

- None

11. CONTINUED ITEMS

11.1 3001 Jacquier Road – Site Plan Review 21-03, Variance 21-01 & Variance 21-02: This item was continued from the December 21, 2021 Meeting by the Commission upon request by the project applicant.

Consideration of a Site Plan Review and Variance requests by Apple Hill Hospitality LLC, Applicant, and Brett Miller – Eat.Drink.Sleep, Developer:

- 106 room hotel including: meeting facilities, guest dining, parking, landscaping and miscellaneous roadway improvements;
- a variance request to allow an average building height of 46 feet 7 inches in lieu of 40 feet in a Highway Commercial Zone; and
- a parking variance to allow a total of 44% compact parking stalls in lieu of 20%.

The subject site is 3.01 acres generally located north of the intersection of Highway 50 and Point View Drive between Cardinal Drive and Smith Flat Road. Assessor's Parcel Nos. 048-290-042 (hotel) and -044 (parking); and 2821 Jacquier Road, Assessor's Parcel No. 048-210-038, a 13.71 acre site to contain a 6.6 acre storm water detention basin.

Environmental Document: Mitigated Negative Declaration (SCH# 2003082130) previously adopted for the previously approved hotel projects (Holiday Inn Express and the Hampton Inn and Suites) on the subject sites and shall remain applicable for this request.

12. NEW BUSINESS

- None

13. MATTERS FROM COMMISSIONERS AND STAFF

14. ADJOURNMENT