

MINUTES

REGULAR MEETING CITY OF PLACERVILLE PLANNING COMMISSION TUESDAY, JANUARY 19, 2016, 6:00 P.M. TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

Call to Order and Pledge of Allegiance to the Flag

Chair Wolfe called the meeting to order at 6:02 p.m. then led those in attendance in the Pledge of Allegiance.

Roll Call:

Members Present: List, Lowry, Wolfe, Frenn, Robey

Members Absent:

*Staff Present: Executive Secretary and City Planner Painter,
Development Services Director Rivas*

The agenda was reordered on the motion by Member Frenn, without objection by the Commission, so that posted Item 3.2 Written Communications was heard as Item 1. All other items were renumbered.

1. Written Communications

Wilbur Howe letter regarding the Planning Commission's denial without prejudice of 618 Main Street - CUP 2015-03, VAR 2015-03 and SPR 2015-05

Member Frenn's request that staff add an agenda item on the next Planning Commission meeting agenda regarding a Motion to Reconsider the Commission's denial of the project, 618 Main Street - CUP 2015-03, VAR 2015-03 and SPR 2015-05, was approved by unanimous consent.

James McGuire correspondence regarding Agenda Item 4.3: City of Placerville - General Plan Amendment (GPA) 2015-02 and Zone Change (ZC) 2015-04

Executive Secretary Painter announced the receipt and distribution to Commission Members prior to the meeting of the correspondence dated January 19, 2016.

2. Consent Calendar

2.1 Adoption of Agenda

2.2 Pulled by Executive Secretary Painter

The motion to approve the Consent Calendar was approved by unanimous consent.

3. Items Pulled From Consent Calendar:

2.2 Minutes of the December 14, 2015 Regular Meeting

Following staff discussion and clarification of the Minutes, the motion to approve the Minutes as amended was approved on Member Frenn's motion, Chair Wolfe's second, on a 5-0 vote.

4. Items of Interest to the Public (Public Comment) - Not on Agenda

4.1 Oral Communications

Michael Drobesh and Sue Taylor addressed the Commission.

5. Environmental Assessments / Public Hearings:

- 5.1 209 Main Street – 2016 Major Change to SPR 76-05:** Request by the Jack Russell Restaurant and Bar, on behalf of the Puthuff Family Partnership, property owner of APN 001-201-15, for exterior alterations to an existing commercial restaurant building and site resulting in a major change to an approved Site Plan Review. Alterations involve the addition of wood cladding to each of the building's masonry roof support piers and wall pilasters; the installation of new exterior light fixtures; and, the addition of a new six (6) feet high wood fence for privacy/screening along the northeast portion of the site's eastern property boundary with the City's Fox Lot.

City Planner Painter presented staff's report. Applicant representative Dennis Thomas addressed the Commission. Public comment was received from Michael Drobesh and an unidentified speaker.

Following Commission discussion, on Chair Wolfe's motion, Vice Chair List's second, the motion to continue the request to the Regular Meeting of March 1, 2016, to require the owner and applicant to address Members comments relative to identifying and describing landscaping and keystone wall improvements, fencing, exterior lighting locations, providing a photometric plan showing light intensity for the site, roof lighting intent, wood cladding and other materials and site treatments, rear patio area on site plan, was approved on a 5-0 vote.

- 5.2 2845 Pleasant Street – Site Plan Review (SPR) 2015-10:** A request by Derek E. Kenzy Revocable Trust, property owner of 2845 Pleasant Street, for Site Plan Review to replace six (6) existing single-hung wood windows with Milgard "Style Line", low-e, vinyl, dual pane, single-hung windows, in their existing openings, on an existing secondary dwelling located within the Bedford Avenue – Clay Street Historic Residential District. APN 002-011-35.

City Planner Painter presented staff's report. Applicant representative Derek Kenzy addressed the Commission. Public comment was received from Michael Drobesh and two speakers who were unidentified.

Following Commission discussion, the motion to make the findings presented in staff's report and conditionally approve the SPR 2015-10, as follows, was approved on Chair Wolfe's motion, Member Robey's second, on 5-0 vote:

- I. The Commission makes the following findings:*
 - A. The request is exempt from environmental review pursuant to §15301(a) of the California Environmental Quality Act, which permits the restoration and maintenance of an existing residence.*
 - B. The project site, located at 2845 Pleasant Street, with APN 002-011-35, contains two structures that are located within the Bedford – Clay Street Residential Historic District, but these structures are not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.*
 - C. The increased cost to restore or replace with like materials is excessive.*
 - D. The use of vinyl windows as proposed will not be differentiated from the current wood by the casual observer.*
 - E. The request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed exterior changes, involving windows, are compatible with the visual attributes of neighboring structures within the Historical District.*
 - F. The request is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the request is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.*
 - G. That the Secretary of Interior Standards and Guidelines are recommendations and do not require mandatory compliance.*
 - H. The request was reviewed and is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, and §10-4-10: Historical Buildings in the City, that are intended to protect the integrity of the Residential Historic District and individual structures located therein.*

II. *The Commission conditionally approve 2845 Pleasant Street - Site Plan Review 2015-10, the request by the Derek Kenzy Revocable Trust to replace existing windows of an existing secondary residence with garage located within the Bedford Street – Clay Street Residential Historic District, subject to the following conditions of approval:*

1. *Approval. To install along the west, north and east elevations, six (6) single-hung low-e, vinyl, dual pane windows into existing openings. The window model is Milgard “Style Line”. The project is approved as shown in Attachment A of staff’s January 19, 2016 staff report, and as conditioned or modified below.*
2. *Project Location. The project site is located at 2845 Pleasant Street, Placerville. APN: 002-011-35. SPR 2015-10 shall apply only to the project location and cannot be transferred to another parcel.*
3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
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. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. 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 this code or to the project when granting the extension.*
5. *Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
6. *Permit. The applicant shall obtain a building permit for the Commission approved window replacements from the Development Services Department.*

5.3 City of Placerville - General Plan Amendment (GPA) 2015-02 and Zone Change (ZC) 2015-04: Placerville Development Services Department initiated amendments to the Placerville General Plan Land Use/Circulation and Standards Section, the 2013-2021 Housing Element, and the Placerville Zoning Ordinance. The amendments are requested to these documents to assist in the implementation of Program 3: High-Density Development – Unmet Need for lower income households, of the City’s 2013-2021 Housing Element; to bring the Housing Element into consistency with State housing law per Government Code Section 65583.2(h) and (i); amendments also are intended for internal consistency between the Land Use Section and the Housing Element of the General Plan.

City Planner Painter presented staff's report. Public comment was received from James McGuire, Earl McGuire, Evelyn Veerkamp, Sue Taylor, Michael Drobesch, Kirk Smith and an unidentified speaker.

Following Commission discussion, the motion to recommend to City Council to approve General Plan Amendment (GPA) 2015-02 and Zone Change (ZC) 2015-04 was approved on Member Frenn's motion, Member Lowry's second. Yeas: Chair Wolfe, Members Frenn, List and Robey; Nays: Vice Chair List.

6. MATTERS FROM COMMISSIONERS AND STAFF

Staff announced upcoming agenda items, City Council action to approve ordinance prohibiting medical marijuana dispensaries, medical marijuana delivery and medical marijuana cultivation within the City, and the status of the Main Street resurfacing project.

7. ADJOURNMENT

Chair Wolfe adjourned the meeting at 9:05 p.m.

Andrew Painter, Executive Secretary
Placerville Planning Commission