

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, NOVEMBER 19, 2024, 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 Kiehne 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: Vice Chair Carter, Frenn, Chair Kiehne, Lepper, Smith
Members Absent: None
Staff Present: City Manager Morris, Development Services Director Rivas, Associate Planner Hunter, Lucas Shepard (El Dorado County Fire)

3. CLOSED SESSION REPORT: *None*

4. ADOPTION OF AGENDA:

In a single motion Commissioner Frenn, seconded by Commissioner Lepper, moved to approve the Agenda. Motion carried 5-0 on voice vote.

5. CONSENT CALENDAR:

5.1. Approve the Minutes of the Regular Planning Commission Meeting of October 1, 2024

In a single motion Commissioner Frenn, seconded by Commissioner Lepper, moved to approve the Agenda. Motion carried 5-0 on voice vote.

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable): *None.*

7. ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDIZED ITEMS: *None.*

8. WRITTEN COMMUNICATIONS – NON-AGENDIZED ITEMS: *None.*

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: *None.*

10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS:

10.1. Conditional Use Permit (CUP) 24-03 & Site Plan Review (SPR) 24-05: Cornerstone House of Prayer. Request within the 10,000 Single-Family Residential / Airport Overlay Zone (R1-10 / AO) to: (1) Permit the establishment of a place of worship (Cornerstone Church); (2) Memorialize the exterior elevations of the existing building and modifications; (3) Permit the placement of a sea-land container within the existing parking lot; and (4) Find the project categorically exempt from the California

Environmental Quality Act (CEQA) Section 15303. Location: 2020 Smith Flat Road / APN: 049-110-031. Property Owner / Applicant: Cornerstone House of Prayer. Representative: Jim Thorson, Pastor. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report. Director Rivas and Associate Planner Hunter answered questions of the Commission.

Public comment was heard by the project representative, Jim Thorson.

In a single motion, Commissioner Lepper, seconded by Vice Chair Carter, moved to approve Conditional Use Permit 24-03 and Site Plan Review 24-05 as presented; and to:

- I. Adopt the Staff Report as amended as part of the public record.*
- II. The project request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Section 15303 (New Construction or Conversion of Small Structures), in that the project includes the conversion of existing small structures where only minor modifications are made to the exterior of the structure and the placement of an accessory structure (sea-land container) on-site.*
- III. Make the following findings in support of the Conditional Use Permit (CUP) 24-03 request:*
 - 1. The project site, 2020 Smith Flat Road (APN 049-11-031), contains an existing single-story 3,814 square foot commercial building located within the 10,000 Single-Family Residential / Airport Overlay (RI-10/AO) Zone previously used a community hall (Hangtown Grange).*
 - 2. The proposed place of worship is desirable to the public and will result in improvements to the quality of life of Placerville residents. Further, the proposed use will not be detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or property or improvements within the area.*
 - 3. The proposed project is substantially compatible and in harmony with the City of Placerville's General Plan and, as amended and recommended by Staff, with Title 10 (Zoning Ordinance) of the City's Municipal Code.*
 - 4. The proposed project will not be detrimental to surrounding properties and land uses.*
- IV. Make the following findings in support of the Site Plan Review (SPR) 24-05 request:*
 - 1. The request as amended by Staff is consistent with the General Plan Community Design Element, Goal J, as well as Zoning Ordinance Section 10-4-17 (Sign Regulations) and the City of Placerville Development Guide for signs, in that*

the proposed signs are of professional quality, provide adequate signage for the tenant(s), and are placed on the building in a logical manner.

- 2. The project request is consistent with the Placerville General Plan Community Design Element Goal B, in that the project shall enhance and continue the use of an existing institutional use building. The project is also consistent with Goal I, Policy 1 of the Natural, Cultural, and Scenic Resources Element as the project shall contribute to the quality of life to Placerville's residents.*
- 3. The project, as conditioned, is consistent with the purpose, intent, and criteria of Zoning Ordinance Section 10-4-4: Parking and Loading, Section 10-4-9: Site Plan Review, and Section 10-4-17: Sign Regulations.*
- 4. The project, as conditioned, is consistent with the City of Placerville Development Guide for Architectural Design and Specific Site Improvements as described in the Staff Report dated November 19, 2024.*
- 5. The project site is heavily treed and would not benefit from additional landscaping in the parking lot.*
- 6. Approval is based on the analysis provided in Staff's November 19, 2024 report to the Planning Commission, and limited to compliance with the project description, Applicant Submittal Package, and Conditions of Approval.*

- V. Conditionally approve CUP 24-03 and SPR 24-05 based on the project information and findings included in the Staff Report and Memorandum, and subject to the Conditions of Approval:*

Conditional Use Permit (CUP) 24-03 Conditions

- 1. Approval of CUP 24-03, authorizing the operation of a place of worship (Cornerstone House of Prayer) at 2020 Smith Flat Road (APN: 049-110-031) and within the R-1, 10,000 Single-Family Residential / Airport Overlay (R1-10/AO) Zone. Approval is limited to compliance with the project description and includes the following ancillary uses: monthly potlucks, church meetings, church functions, and Sunday school.*
- 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. This CUP does not authorize any living accommodations.*
- 4. The use of the sea-land container shall be for the sole use by the church for storage purposes.*
- 5. 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.

6. *This CUP shall become null and void should the use discontinue for 18 months.*
7. *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.*
8. *The CUP may be revoked, amended, or suspended by the Planning Commission under the provisions of Zoning Ordinance Section 10-3-6(D).*
9. *The applicant shall comply with the Site Plan Review (SPR) requirements included as Attachment 2 of the Staff Report.*

Site Plan Review (SPR) 24-05 Conditions

1. *Approval of SPR 24-05 to: (1) Memorialize the exterior elevations of the existing building for the proposed use (Cornerstone House of Prayer), including signage; and (2) Permit the placement of a sea-land container within the existing parking lot for the existing building addressed 2020 Smith Flat Road / APN 049-110-031.*

Approval includes the following Applicant Submittal Documents:

- i. *Plan Set: Site Plan (Sheet A0.1, A0.2), Floor Plan (Sheet A1.0), Shipping Container Elevations (Sheet A2.0), Building Elevations (Sheet A3.0, A3.1) (July 3, 2024);*
 - ii. *CUP Questionnaire Responses (July 3, 2024); and*
 - iii. *Project Narrative (July 3, 2024).*
2. *The Applicant shall enter into a Street Frontage Improvement Agreement (SFIA) with the City.*
 3. *The Applicant shall submit to the Development Services Department a revised parking plan for the site to accommodate a minimum of 39 parking stalls.*
 4. *The Applicant shall add screening to the existing roof mounted equipment. The applicant shall submit the proposed screening for Development Services Department approval and shall acquire a building permit, as necessary, for installation.*
 5. *The sea-land container shall be screened from the street view with a decorative wood fence.*
 6. *The Applicant shall submit to the Development Services Department a location for a trash enclosure subject to the review and approval of by El Dorado Disposal.*

7. *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.*
8. *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.*
9. *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.*
10. *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.*
11. *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.*
12. *The Applicant shall obtain a Building Permit for the scope of work, including exterior modifications, sea-land container placement, roof mounted equipment screening, signage, and trash enclosure.*
13. *All signage shall be maintained in a safe and clear readable condition and shall not be permitted to fall into a state of disrepair.*
14. *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 5-0 on roll call vote:
Ayes: Carter, Frenn, Kiehne, Lepper, Smith
Nays: None*

Absent: None

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

10.2. Conditional Use Permit (CUP) 24-05: Lujan Hardship Manufactured Home.
 Consideration of a Conditional Use Permit (CUP) request to: (1) Temporarily place and use of a 994 square foot manufactured home as an additional dwelling on this property, subject to Zoning Ordinance Section 10-4-6(E) – Hardship Manufactured

Home; and (2) Find the request categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 153303(a). Location: 951 Wren Court, Placerville, CA / APN: 001-031-013. Property Owner/Applicant: Larissa Lujan. Representative: Justin Massey, El Dorado Homes. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report. Director Rivas and Associate Planner Hunter answered questions of the Commission.

Public comment was heard by the project applicant and property owner, Larissa Lujan, and the project representative, Justin Massey (El Dorado Homes).

Public comment was heard by Kathi Lishman, Dave Massey, Amy Briggs, and Sean Briggs.

In a single motion, Commissioner Frenn, seconded by Commissioner Lepper, moved to approve Conditional Use Permit 24-05 as presented; and to:

- I. Adopt the Staff Report as amended as part of the public record.*
- II. Find that the Conditional Use Permit request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Section 15303 (New Construction or Conversion of Small Structures), in that the project involves the placement of a secondary dwelling unit on a parcel containing an existing single-family dwelling*
- III. Make the following findings in support of the Conditional Use Permit (CUP) 24-05 for the placement of a 994 square foot temporary hardship mobile home on the parcel addressed 951 Wren Court:*
 - 1. The project site, APN 001-031-013, is a 1.3-acre parcel and contains a single-story 960 square foot single-family residence, located within the R-1, 20,000 Single-Family Residential (R1-20) Zone.*
 - 2. A licensed physician has provided a letter verifying that a medical hardship exists and would be alleviated by the approval of a hardship home on the subject parcel.*
 - 3. The proposed 994 square foot manufactured home as a hardship home will not detrimentally affect the use of neighboring properties.*
 - 4. The proposed location for the temporary hardship home complies with the minimum yard requirements of the R1-20 zone.*
 - 5. Adequate parking is provided on-site for the single-family residence and hardship home.*
 - 6. The proposed parcel is greater than 10,000 square feet.*

7. *The proposed manufacture home is within the maximum area, 1,000 square feet, for temporary hardship mobile home within the City of Placerville.*
8. *Utility connections are available to the site and shall be installed as required by City Code.*
9. *The use of the Xi2 Tie-Down system shall allow the relocation of the proposed manufactured home in the event the medical hardship is no longer present, and the unit is not permitted as an accessory dwelling unit (ADU).*
10. *Approval is based on Staff's analysis included in the Staff Report dated November 19, 2024.*

IV. *Conditionally approve CUP 24-05 located at 951 Wren Court, based on the project information and findings included in the Staff Report and Memorandum, and subject to the Conditions of Approval:*

1. *Approval of Conditional Use Permit (CUP) 24-05 for the placement of a 994 square foot manufactured home (23 ft 8 in by 42 ft, Model #24043A), with a Xi2 Tie-Down system, on the parcel addressed 951 Wren Court (APN 001-031-013) as a temporary hardship mobile home.*

Approval includes the following Applicant Submittal Documents:

- i. *Plan Set: Vicinity / Project Location Map, Site Plan, and Elevations (September 26, 2024)*
 - ii. *Contractor Email on Foundation and Manufactured Home Model / Size (October 23, 2024).*
 - iii. *CUP Questionnaire Responses (September 26, 2024); and*
 - iv. *Physician's Note (September 26, 2024).*
2. *Conditional Use Permit (CUP) 24-05 shall become effective 11 days after the approval date, unless appealed, and shall remain in effect until the basis for the medical hardship ceases to be valid. This permit shall be inspected annually and the property owner shall, on an annual basis, provide written verification from a physician licensed to practice medicine in the State of California that the medical hardship continues to exist to the Development Services Department.*
 3. *The applicant / property owner(s), heirs or assigns shall enter into an agreement with the City that is recorded against the property which states that the applicant shall remove the temporary manufactured home and return the property to its original condition when the health-related hardship for which this application is made no longer exists, or receive an Accessory Dwelling Unit (ADU) permit through the Development Services Department to establish the dwelling into permanent status.*
 4. *The manufactured home to be placed on the property shall be substantially consistent in design with the manufactured home shown on the structure elevations submitted as part of the request.*

5. *Installation of the manufactured home is subject to issuance of a building permit. The applicant shall submit a site plan, construction plans, specifications and other supporting documents to the Building Division for review with building permit application. When a site plan is submitted for the purpose of obtaining a building permit:*
6. *If the project requires any grading for the placement of the unit, the applicant shall be required to show topography and any cuts and/or fills, and slopes that are created.*
7. *Show any existing and proposed utilities in the project area.*
8. *The hardship home shall remain in a mobile condition; therefore all utility connections shall be flexible and readily removable in accordance with City Codes.*

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

Absent: None

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

10.3. Map Amendment (MA) 24-01: Modification of Building Envelope. Consideration of a Map Amendment for Lot 15 of the recorded Quartz Mountain Subdivision to: (1) Modify the boundaries of the building envelope to accommodate the future construction of a single-family dwelling; and (2) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305. Location: 2706 Bedford Avenue, Placerville, CA / APN: 050-610-054 -015. Property Owner/Applicant: Sal Clemente and Esme Escobedo. Representative: Victor Pierce, Alpine Design and Drafting. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report. Director Rivas and Associate Planner Hunter answered questions of the Commission.

Public comment was heard by the project applicant and property owner, Sal Clemente.

In a single motion, Commissioner Lepper, seconded by Commissioner Frenn, moved to approve Map Amendment 24-01 as presented; and to:

- I. *Adopt the Staff Report as amended as part of the public record.*
- II. *Make the following findings in support of the MA 24-01 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 15305 as the project includes minor alterations in land use limitations not resulting in the creation of any new parcel. Reduction of the open space within the parcel does not create any environmental impacts to sensitive habitat and resources. The proposed modification would significantly reduce grading and disturbance to steep slopes.

- 2. The project site, APN 050-610-015, addressed 2706 Bedford Avenue, is located within the Quartz Mountain Subdivision and is subject to the building envelopes and green space requirements identified in Map H-92.*
- 3. The modification of the building envelope would allow the applicant to develop the property, as the current location of the building envelope and access from Quartz Mountain Road is infeasible due to the parcel slope.*
- 4. The modification of the building envelope does not impose any additional burden on the fee owners of the real property, as the modification has been requested by the said property owners, and the modification would be a benefit to them, rather than a burden.*
- 5. The building envelope modification would facilitate development of the property. No right, title, or interest in the property would be affected.*
- 6. The building envelope modification would not change the intent and purpose of the Low Density Residential (LDR) land use designation, which is to provide for single-family residential development. The modification would assist the property owner to construct a single-family home. The amended Map remains suitable for the type and density of development, and the amended Map remains consistent with the General Plan.*

III. Make the following recommendation to the City Council to take the following actions:

- 1. Certify that Map Amendment (MA) 24-01 amending Quartz Mountain Subdivision Phase I is Categorical Exempt from the requirements of CEQA pursuant to CEQA Section 15305; and*
- 2. Approve Map Amendment (MA) 24-01 amending Quartz Mountain Subdivision Phase I, based on the findings herein and subject to the Conditions of Approval:*
 - i. The building envelope map amendment modification shall be in substantial compliance with Sheet G1 of the Applicant Submittal Package submitted August 1, 2024.*

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval herein. The property and any portions thereof shall be sold, leased, or financed in compliance with this

project description and the approved hearing exhibits and Conditions of Approval hereto.

- ii. The property owners shall submit a “Certificate of Correction” or amending map amending Lot 15 of the Quartz Mountain Subdivision Phase I. The certificate shall be prepared by an appropriately licensed professional and submitted to the County Surveyor for review in compliance with the Subdivision Map Act. Upon approval by the County Surveyor, the “Certificate of Correction” or amended map shall be recorded in the County Recorder’s Office, a copy of which shall be provided to the City of Placerville Development Services Department. The property owners are responsible for all associated processing and recording fees.*
- iii. The building envelope modification approval shall lapse and shall become null and void one year following the date on which it became effective, unless, before the expiration of one year:*
- iv. The approved “Certificate of Correction” or amended map has been recorded in the Office of the County Recorder, or*
- v. A time extension has been applied for and approved by the Development Services Department.*

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

Absent: None

Following inquiry by the Commission, Director Rivas informed the Commission that the item would be included on either the December 10, 2024 or January 14, 2025 City Council meeting agenda.

10.4. Variance (VAR) 24-02: Mickelson Fence. Consideration of a Variance request within the Low-Density Multi-Family Residential (R2) Zone to: (1) Construct a 200-foot-long redwood fence with a minimum height of seven (7) feet and a maximum height of eight (8) feet; and (2) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 and 15305. Location: 3076 Gold Nugget Way, Placerville, CA / APN: 325-290-025. Property Owner/Applicant: Randy Mickelson. Staff: Kristen Hunter.

Associate Planner Hunter presented the Staff Report. Director Rivas and Associate Planner Hunter answered questions of the Commission.

Public comment was heard by the project applicant and property owner, Randy Mickelson.

In a single motion, Commissioner Frenn, seconded by Vice Chair Carter, moved to approve Variance 24-02 as presented; and to:

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following findings in support of the VAR 24-02 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 15303 and 15305, in that it involves the construction of the proposed fence, and the proposed height, does not result in changes to land use or density and does not create a new parcel.*
 - 2. Due to the existing built nature of the site and surrounding area and project site topography, the granting of this request does not constitute a special privilege not enjoyed by others in the vicinity and zone in which the property is located.*
 - 3. The construction of a fence is an accessory use permitted within the R-2 zone.*
 - 4. The granting of this request will not be detrimental to the public health, safety, convenience, or welfare, nor injurious to properties and improvements in the vicinity of the project site.*
- III. Conditionally approve VAR 24-02 located at 3076 Gold Nugget Way, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval:*
 - 1. These conditions and requirements shall apply to VAR 24-02, a request by Randy Mickelson, for the construction of a 200-foot-long redwood fence with a minimum height of seven (7) feet and a maximum height of eight (8) feet along the southern boundary of the parcel addressed 3076 Gold Nugget Way, APN: 325-290-025.*

Approval is based upon the analysis provided in Staff's November 19, 2024, report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package as well as all other Conditions of Approval set forth herein.

The approved plans are as follows:

 - i. Site Plan (October 29, 2024);*
 - ii. Fence Elevation (October 9, 2024); and*
 - iii. Project Narrative (October 9, 2024).*
 - 2. Variance Expiration. Approval is valid for a period of eighteen (18) months, during which time the rights granted must be exercised by obtaining a building permit from the Development Services Department's Building Division.*
 - 3. Runs with the Land. The terms and Conditions of Approval for the Variance (VAR) apply only to APN 325-290-025 and 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. Approval shall not be transferred to another parcel.

- 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.*
- 5. 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.*
- 6. The Applicant is responsible for obtaining a Building Permit prior to construction.*
- 7. 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 5-0 on roll call vote:
Ayes: Carter, Frenn, Kiehne, Lepper, Smith
Nays: None*

Absent: None

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

10.5. Zone Change (ZC) 24-08: Agricultural Commercial Zoning District. Consideration of a request to: (1) Amend the Zoning Ordinance to add Section 10-5-26, creating the Agricultural Commercial Zone District to implement the Agricultural/Commercial General Plan Land Use Designation); and (2) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2) and (c)(3). Location: Not currently applicable to any property. Applicant: City-Initiated. Staff: Pierre Rivas.

Director Rivas presented the Staff Report and answered questions of the Commission.

In a single motion, Vice Chair Cater, seconded by Commissioner Frenn, moved to approve Zone Change 24-08 as presented; and to:

- I. Adopt the Staff as part of the public record, the November 19, 2024, Staff Report for Zone Change 24-08;*
- II. Recommend that the City Council:*
 - 1. Find that the draft text amendments to Title 10 of the City Code, under Zone Change 24-08, adding the Agriculture Commercial Zone District, is exempt from the California Environmental Quality Act under §15060(c)(2) and §15060(c)(3)*

of the CEQA Guidelines as the activity is not a 'project' as defined in Section 15378 of the CEQA Guidelines and has no potential for resulting in a physical change to the environment.

2. *Recommend that the City Council approve Zone Change 24-08, adding City Code §10-5-26 – Agriculture Commercial Zone as described in Attachment 1 and §10-5-1 – Zone Classifications as described in Attachment 2_of Staff's November 19, 2024, Staff Report, and as amended by the Commission.*

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

Absent: None

11. CONTINUED ITEMS: *None.*

12. NEW ITEMS: *None.*

13. MATTERS FROM COMMISSIONERS AND STAFF

13.1. Staff Reports:

Associate Planner Hunter informed the Commission that the next scheduled meeting is December 3, 2024 and that Staff anticipates a meeting on December 17, 2024.

Associate Planning Hunter informed the Commission that Staff has recently been in discussions with the applicants for the Fairfield Inn & Suites (APN 325-310-062) and that an official application is anticipated in the near future.

Associate Planning Hunter provided an update on Conditional Use Permit (CUP) 24-01 for 594 Main Street (The Prospector). The opening of the business is currently anticipated for Friday, November 22, 2024.

City Manager Morris provided an update to the Commission on the status of the memorandum to the Commission in response to the Commission's Memorandum on Historic Resources provided to the City Council.

13.2. Planning Commission Matters:

Chair Kiehne highlighted the mailing from the Placerville Economic Advisory Committee (PEAC) included in the City's water bill.

Chair Kiehne inquired about the status of the required Master Sign Plan application for 415 Placerville Drive (Creek Side Center). Associate Planner Hunter informed the Commission that Staff is moving forward with code enforcement.

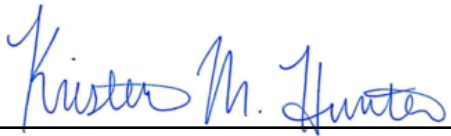
Chair Kiehne inquired about the status of the required leased parking spaces for 640 Main Street (Burning Barrel). Associate Planner Hunter informed the Commission that Staff will review the status and report back to the Commission.

Commissioner Frenn requested that the City Engineer complete a review of the parking along the south side of Main Street between Cedar Ravine Road and Broadway.

Commissioner Frenn informed the public that the Imagination Theater's production of Miracle on 34th Street will open on November 29, 2024.

14. ADJOURNMENT

Chair Kiehne adjourned the meeting at 8:34 p.m.



Kristen Hunter, Executive Secretary
Associate Planner