



## City of Placerville

Development Services Department  
3101 Center Street, Placerville, CA 95667  
Planning (530) 642-5252 · Building (530) 642-5240 · Engineering (530) 642-5250

May 21, 2014

*Via First-Class Mail*

Barry Wilkinson  
PO Box 780  
Placerville, CA 95667

Re: Site Plan Review (SPR) 05-03 — 2014 Major Change — Parking Lot

Mr. Wilkinson:

At their regular meeting of May 20, 2014, the Planning Commission of the City of Placerville conditionally approved your request to amend your existing Site Plan Review for the Briw Road Commercial Offices at 3047 Briw Road, constructing a permanent parking lot in lieu of constructing Phases III and IV of the original project.

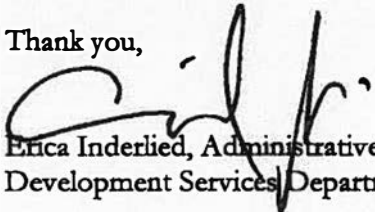
Draft Minutes from the meeting, which reflect the Commission's action, are enclosed. Please read and retain the enclosed Minutes.

Please note that there is a 10-calendar-day appeal period for the Commission's decision. You as project applicant, or any person adversely affected by the decision, may appeal this decision, or any condition of approval, to the City Council.

No building permit may be issued until the appeal period has lapsed, or, if an appeal is received, until the Commission's decision has been upheld by the City Council. Drawings for construction permit plan check, however, may be submitted at any time.

If you have any questions, we urge you to contact the Planning Division at (530) 642-5252.

Thank you,

  
Erica Inderlied, Administrative Secretary  
Development Services Department

church within the HWC (Highway Commercial) Zone. Note: A project that is disapproved or rejected is exempt under Section 15270 of the California Environmental Quality Act (CEQA). Project Lead: Pierre Rivas.

*Chair Lowry announced the item. Member Russell declared a conflict of interest in that he owns property within five hundred (500) feet of the project site. Member Russell left the dais and chambers for the duration of the Commission's consideration of this item.*

*Director Rivas presented staff's report. Michael Parr, Pastor of the Mercy Way Rescue Church, addressed the Commission. No public comment was received.*

*Chair Lowry moved, seconded by Vice Chair Drobesh, to:*

**I. Make the following Findings:**

1. *The applicant was unable to modify the building to meet the requirements of an Assembly, or Group A, Occupancy as required California Building Code for a church, therefore not permitting an assembly or "church" use within said building;*
2. *The applicant has not constructed the required refuse dumpster enclosure;*
3. *The applicant has not replaced the temporary banner sign with a permanent sign.*

**II. Revoke Conditional Use Permit (CUP) 2012-03.**

*The motion was adopted (3-1, 1 recusal) by the following vote:*

*Ayes: Drobesh, Lowry, List*

*Noes: Frenn.*

*Recused: Russell*

*At 7:20 p.m., staff and Members called for a recess. Chair Lowry announced the meeting recess.*

*At 7:29 p.m. Chair Lowry reopened the meeting. Member Russell returned to the dais.*

**7.2 3047 BRIW ROAD - SITE PLAN REVIEW (SPR) 2005-03 - MAJOR CHANGE**

A request to amend SPR 2005-03 to construct and operate additional permanent parking lot at 3047 Briw Road, APN 325-310-93, located within the C (Commercial) zone, under the provisions of Section 10-4-9(P) of the Zoning Code. Note: A Categorical Exemption (Section 15311 - Accessory, small parking lots) has been prepared for this project in accordance with the requirements of the CEQA. Project Lead: Andrew Painter, City Planner.

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*Chair Lowry announced the item. Staff Linison Painter presented staff's report. Barry Wilkinson, representative for the Wilkinson Trust property owners, addressed the Commission. Public comment was received from Jesse Tamburini and Tom Ramos.*

*Member Frenn moved, seconded by Chair Lowry to:*

- I. *Make the findings as follows for the Major Change to SPR 2005-03:*
  1. *On September 20, 2005 the Planning Commission received, adopted and filed a Mitigated Negative Declaration, then conditionally approved Site Plan Review 2005-03.*
  2. *On May 2, 2006 the Planning Commission conditionally approved the Master Sign Plan for SPR 2005-03.*
  3. *On March 10, 2008 a Certificate of Occupancy for the construction and required parking for Phase I and II of SPR was issued.*
  4. *The construction project, consisting of the small parking lot use that would be accessory to existing commercial office uses onsite and the vicinity, is exempt from the California Environmental Quality Act (CEQA) in that the use is classified under the Class 11 Categorical Exemption per Section 15311(b) of the CEQA Guidelines.*
  5. *The proposed Site Plan is designed to accomplish a desirable transition with the Briw Road streetscape and to provide for adequate landscape planting, pedestrian movement, and parking areas, consistent with Policy 9 of Goal C of the General Plan Land Use Element.*
  6. *The project was reviewed and is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review.*
- II. *Conditionally approve the Major Change to SPR 2005-03, subject to the following Conditions of Approval:*

*Conditions of Approval*

*3047 Briw Road – Major Change to Site Plan Review (SPR) 2005-03*

- A. *SPR 2005-03 approval is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A and B, and conditions of approval set forth below. 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. Changes may require further environmental review. Changes or deviations to the project without City approval will constitute a nuisance, a violation of permit*

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approval.

The project description is as follows for 2014 Major Change to SPR 2005-03 located at 3047 Britw Road with Assessor's Parcel Number 325-310-93:

2014 Major Change to SPR 2005-03:

1. The elimination of Phases III and IV of SPR 2005-03, with each phase consisting of the construction of one office building of 5,600 square feet, parking, landscaping and exterior lighting;
  2. The construction of a permanent parking lot consisting of fifty (50) new spaces, along with landscaping and lighting.
- B. Approved September 20, 2005 Planning Commission Conditions of Approval, as amended by the Planning Commission on May 20, 2014:

*Mitigated Negative Declaration Mitigation Measures*

1. The applicant or his/her successors, heirs, or assigns, shall be required to comply with the City's Grading, Erosion and Sediment Control regulations (Chapter 7, Title VIII of the City Code) to include an Erosion Control Plan to mitigate erosion and sediment. The Erosion Control Plan shall be subject to review and approval by the El Dorado Resource Conservation District. Compliance with the above is expected to reduce potential project erosion to a less than significant level.
2. The applicant or his/her successors, heirs, assigns shall obtain all necessary permits/certifications from the Central Valley Regional Water Quality Control Board (CVRWQCB) regarding NPDES regulations, including a Stormwater Pollution Prevention Plan (SWPPP), and shall show evidence of compliance with the CVRWQCB regulations prior to onsite grading activities.
3. The applicant, their successors, heirs or assigns shall submit to and receive approval from the AQMD prior to beginning project construction, a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan. Said Plans shall comply with the requirements listed in the El Dorado County Air Pollution Control District Guide to Air Quality Assessment Determining Significance of Air Quality Impacts under the California Environmental Quality Act First Edition February 2002 document, Appendix C.1 page 3 through 5.
4. To reduce or minimize air pollution emissions associated with road development and asphalt paving, the project proponent, his or her agent or assigns shall adhere to El Dorado County Air Pollution Control

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*District's Rule 224- Cutback and Emulsified Asphalt Paving Materials for all asphalt paving proposed on site and shall consult with the APCD to determine compliance with Rule Standards.*

5. *To reduce or minimize air pollution emissions associated the application of architectural coatings, the project proponent, his or her agent or assigns shall adhere to El Dorado County Air Pollution Control District's Rule 215 Architectural Coatings.*
6. *To reduce the potential impact of construction and demolition noise within the vicinity of the project site to a less than significant level, the applicant or his/her successors, heirs, or assigns shall conform to the following construction hours of operation: All construction related to development on the project site shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m. on Saturday. No construction shall be allowed on Sunday unless with written permission from the City.*
7. *In the unlikely event human remains are discovered during ground-disturbing activities, the applicant or his/her successors, heirs, or assigns, shall comply with Public Resources Code §21083.2 pertaining to the discovery of human remains. This shall include the applicant or his/her successors, heirs, or assigns, contacting the City Planning Department, cease all work on site in the area of the find, and limited adjacent areas as appropriate; the applicant shall contact the El Dorado County Coroner to investigate and determine that no investigation of the cause of death is required. If the Coroner determines the remains are not of Native American origin, the applicant shall contact representatives from the El Dorado County Pioneers Cemetery Commission and the El Dorado County Museum. The applicant shall coordinate re-interment of burial finds with the Pioneers Cemetery Commission. If the Coroner determines the remains are those of a Native American origin, the coroner must contact the California Native American Heritage Commission. Work on the site will cease to allow for an archaeologist, at the expense of the applicant, to evaluate the finds, coordinate with the City of Placerville and the Heritage Commission for mediation.*

*Building Division*

8. *Provide construction drawings and submit for plan review, and construction permit process.*
9. *The parking lot must meet the 2013 California Building Codes, Chapter 11 accessibility standards.*
10. *Improvement plans shall include a sheet containing site accessibility routes from the public way, the accessible parking, one trash enclosure,*

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*Services, and the City Engineer.*

21. *Provide an updated Geotechnical report to provide specific recommendations for pavement, retaining walls, and structure foundation design.*
22. *Improvement plans shall contain an Erosion and Sedimentation Control Plan and shall comply with all local and state regulations including California Regional Water Quality Control Board (RWQCB) requirements.*
23. *On-site paving shall consist of a minimum section of 3 inches of asphalt concrete on 6 inches of aggregate base or as recommended by the Engineer, based on a TI value of 5.0, whichever is higher. Provide a minimum 1.5% slope on all asphalt-paved areas for positive drainage and a minimum 1% slope on all concrete-paved areas.*
24. *The applicant shall provide proof that the final grading plans are in compliance with El Dorado County Resource Conservation District requirements.*
25. *Storm drain inlets shall be marked "Do Not Dump. Drains to Creek" or similar using permanent methods such as stamped concrete or flush marker cast into the concrete.*
26. *Should the Applicant desire to utilize the site for temporary parking during the construction of permanent parking, additional mitigations as directed by the City Engineer will be required for dust control and storm water Best Management Practices.*

*Planning Division:*

27. *The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a Certificate of Occupancy for the site in accordance with City Code §10-4-9 (Site Plan Review).*
28. *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.*
29. *The project applicant or his/her successors, heirs, assigns shall submit a revised landscape and irrigation plans to reflect all landscaping approved and conditioned by the Planning Commission under Site Plan Review 2005-03.*

30. *The project applicant or his/her successors, heirs, assigns shall record a revised Landscaping Maintenance Agreement prior to the issuance of a construction permit for the new parking area in accordance with City Code §10-4-9 (Site Plan Review) for all landscaping approved and conditioned by the Planning Commission under Site Plan Review 2005-03.*
31. *Permanent parking shall be provided by the project applicant or his/her successors, heirs, assigns in substantial compliance with Exhibit A, the approved site plan, and improved consistent the conditions of approval stated herein. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.*
32. *The project applicant or his/her successors, heirs, assigns may temporarily park vehicles within the new parking area during construction, limited to eighteen (18) months from the Commission's approval of the SPR major change, or the completion of the permanent parking spaces, whichever comes first.*
33. *The project applicant or his/her successors, heirs, assigns shall remove all storage/cargo containers located onsite no later than eighteen (18) months from the Commission's approval of the SPR major change, or prior to final inspection of the new parking lot area, whichever comes first.*
34. *Construction drawings submitted for permit processing shall include a sheet containing all approved mitigation measures and conditions of approval under the SPR 2005-03 project.*

*Planning Commission:*

35. *The applicant shall submit a Master Sign Package to the Planning Commission for review and approval.*
36. *The applicant shall plant a Pinus Ponderosa, if the area is available for it, in the northeast corner of the vegetative area that is shown on the Landscaping Plan.*
37. *Due to the phasing of the project, the applicant shall install suitable screening treatments that separate the existing development area from future development area(s).*
38. *A ground sign which identifies the address of the building shall have an architectural feature that is in keeping with the architecture of the building and shall have similar dimensions as the ground sign shown on the plan submitted. The plan for said sign shall be submitted to staff for review and approval.*

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39. *The applicant shall submit a revised landscape plan to the Planning Division subject to review and approval. Said revised Plan shall show the planting of three additional Ponderosa pines along the east property boundary of the site and replace the Foothill ash with a suitable substitute tree from the City of Placerville Development's "Master Street Tree Plan Tree Palette."*

*The motion was adopted (5-0) by the following vote:*

*Ayes: Drobesh, Frenn, List, Lowry, Russell*

*Noes: None*

**7.3 SUPPORTIVE AND TRANSITIONAL HOUSING - ZONE CHANGE  
2014-03**

This application is a City of Placerville project request regarding proposed text amendments (Zone Change (ZC) 2014-03) to the City's zoning code. The project would implement portions of the 2013-2021 Housing Element by providing definitions and regulations to allow the establishment of Transitional Housing and Supportive Housing (termed a residential service facility under the zoning code).

The Planning Commission is to consider and make recommendation to the City Council regarding proposed draft ordinances that would amend the City's zoning code, and to consider staff's determination that ZC 2014-03 is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. Lead Staff: City Planner Painter.

*Chair Lowry announced the item. Staff Liaison Painter presented staff's report.*

*Following discussion Member Frenn moved, seconded by Member List to recommend that City Council take the following action:*

- I. Make the finding that the request is categorically exempt from environmental review per Section 15061(b) (3) of the CEQA Guidelines, in that there is no possibility that the ZC 2014-03 request may have a significant effect on the environment.*
- II. Adopt the text amendments to the Zoning Ordinance (City Code Title 10) as shown in the draft ordinance provided as Exhibit A, to allow for Transitional Housing and Supportive Housing (Residential Service Facility uses) within the zone districts that permit residential uses, consistent with state housing law.*

*The motion was passed (3-1, 1 abstention) by the following roll call vote:*

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