



PLACERVILLE PLANNING COMMISSION

Regular Meeting
Tuesday, May 5, 2026
6:00 PM

Town Hall
549 Main Street, Placerville, CA 95667

Planning Commission Members

Kris Kiehne, Chair
Amy Lepper, Vice Chair
Alyssa Stratton
Catherine Silvester
Kirk Smith

AGENDA

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

2. ROLL CALL: Chair Kiehne, Vice Chair Lepper, Commissioner Silvester, Commissioner Smith, and Commissioner Stratton

3. CLOSED SESSION REPORT: *None*

4. 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.

4.1. [Approve the Minutes of the Regular Planning Commission Meeting of April 7, 2026](#)

5. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

6. ITEMS OF INTEREST TO THE PUBLIC/PUBLIC COMMENT– NON-AGENDA ITEMS

This portion of the meeting is reserved for people 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.

7. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS

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.

None

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

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS

9.1. [General Plan Amendment GPA 26-02 and Zone Change ZC 26-02 to Apply the Housing Opportunity \(HO\) Overlay](#) to 7444 and 7460 Green Valley Road (APNs 325-160-008 and 323-120-030); and [Recommendation to Adopt a Mitigated Negative Declaration \(MND\).](#)

- 9.1.1 [Attachment A: Draft Resolution](#)
- 9.1.2 [Attachment B: Ex & Prop GPA & ZC](#)
- 9.1.3 [Attachment C: ISMND](#)
- 9.1.4 [Attachment D: NOI to Adopt MND](#)
- 9.1.5 [Attachment E: Housing Element Program A-3](#)
- 9.1.6 [Attachment F: HCD HE Cert Letter](#)
- 9.1.7 [Attachment G: HCD-LOI-120325](#)
- 9.1.8 [Attachment H: DS Response to 12.3.23 HCD LOI](#)
- 9.1.9 [Attachment I: Kraus Letter](#)
- 9.1.10 [Attachment J: DTSC Letter](#)

9.2. [Conditional Use Permit CUP26-01, Variances VAR 26-01 and 26-02 Sequoia Mansion](#) at 643 Bee Street (APNs 001 111 034, 032, and 027); Categorical Exemption from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities).

- 9.2.1 [Attachment A: Public Comment: Cecchettini 4.27.26](#)
- 9.2.2 [Attachment B: Public Comment: Musker 4.29.26](#)

9.3. [Zoning Ordinance ZOA 26-02](#) amending Title 10 (Zoning) Chapter 3 (Administration), Chapter 4 (General Regulations), Chapter 7 (Subdivision Regulations) and Chapter 8 (Parcel Maps) of the Placerville City Code to modify entitlement sections and add new sections to Chapter 3 for General Plan Amendments and Zone Changes; and exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2) and (3).

- 9.3.1 [Attachment A: Ordinance No. XX](#)
- 9.3.2 [Attachment B: PC Resolution Draft](#)
- 9.3.3 [Attachment C: Redline Comparison](#)

9.4. [Historic Design Review HDR26-01 2896 Clay Street](#) Consideration of a Historic Design Review application within the Single-Family Residential / Historic District Zone for modifications to an existing single-family residence

- 9.4.1 [Attachment A: Draft Conditions of Approval](#)
- 9.4.2 [Attachment B: Development Study](#)
- 9.4.3 [Attachment C: Zoning Map](#)
- 9.4.4 [Attachment D: General Plan Land Use Map](#)
- 9.4.5 [Attachment E: Bedford Ave - Clay St Historic District](#)
- 9.4.6 [Attachment F: Aerial Photograph](#)

10. CONTINUED ITEMS: *None*

11. NEW BUSINESS: *None*

12. MATTERS FROM COMMISSIONERS AND STAFF

12.1. Staff Reports:

This item is for staff to update those in attendance of the status of upcoming meetings; recent actions taken by City Council on items previously considered by the Commission; the status or completion of City and community projects; of community-wide activities and events (e.g. National Night Out, Wagon Train, etc.).

12.2. Planning Commission Matters:

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.

13. ADJOURNMENT

The Planning Commission normally ends its meetings by 10:00 pm. Items remaining on the agenda after 10:00 PM will be continued until the next Planning Commission Meeting. 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.

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.

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.

CELL PHONES: The Planning Commission appreciates your cooperation in turning off all cell phones.

AVAILABLE INFORMATION: Materials related to items on this Agenda are available for public review 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.

OPPORTUNITY TO APPEAL: 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. 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.

PUBLIC COMMENT: Speakers shall step up to the podium microphone to address the Commission and are limited to a presentation of three (3) minutes, unless otherwise determined by the Chair. Groups or organizations are encouraged to select a spokesperson to speak on their behalf.

WRITTEN COMMENT: You may submit your comments by e-mail to pv.planning@gmail.com, or in-person at the Development Services Department, City Hall – 2nd Floor, 3101 Center Street, Placerville, CA 95667. 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 and provide adequate time for review by the Planning Commission. Written comments received after the Tuesday prior to the public hearing will be provided to the members of the Planning Commission and will be placed on the back table for public review as part of the full agenda packet.

CERTIFICATION OF AGENDA POSTING

I, declare that the foregoing Agenda for the May 5, 2026 Regular Meeting of the Placerville Planning Commission was posted and available for review on April 30, 2026 at the City Hall of the City of Placerville, 3101 Center Street, Placerville CA 95667, and Town Hall located at 549 Main Street, Placerville CA 95667. The agenda is also available on the City website at www.cityofplacerville.org

Attest: Deana Watkins-Howey
Deana Watkins-Howey
Development Technician