



**PLACERVILLE PLANNING COMMISSION**  
**REGULAR MEETING**  
**Tuesday, June 7, 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 June 7, 2022, Regular Meeting of the Placerville Planning Commission was posted and available for review on June 2, 2022 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](http://www.cityofplacerville.org)

Pierre Rivas, Executive Secretary  
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](mailto:pv.planning@gmail.com), or you may submit your comments in-person at the Development Services Department, City Hall – 2<sup>nd</sup> 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  
CITY OF PLACERVILLE  
PLANNING COMMISSION MEETING  
TUESDAY, June 7, 2022, 6:00 P.M.**

**CLOSED SESSION-NONE SCHEDULED**

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**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: None**
- 4. ADOPTION OF AGENDA**
- 5. CONSENT CALENDAR**

**5.1. [Approve the Minutes of the Regular Planning Commission Meeting of May 17, 2022](#)**

- 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 – NON-AGENDA ITEMS**
- 9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS**
- 10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

- 10.1. [Site Plan Review \(SPR\) 82-18-R](#): Request to consider a revision to Site Plan Review (SPR) 82-18 to change building exterior from horizontal wood lap siding and vertical T-111 to stucco. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15301. LOCATION: 1008 Fowler Way, Zone: BP (Business Professional). Staff: Kristen Hunter.**

## 11. CONTINUED ITEMS

- 11.1. Zoning Text Change (ZC) 22-01-Short-Term Rental Uses within the Central Business District (CBD), the Commercial Zone District (C), and the Highway Commercial Zone District (HWC):** Request by the City to allow for the regulation and permitting process for the establishment of short-term rentals in the aforementioned commercial zone districts. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15303. LOCATION: City of Placerville, Zone: HWC (Highway Commercial Zone); C (Commercial Zone) and CBD (Central Business District). Staff: Pierre Rivas

## 12. NEW BUSINESS

- 12.1. Election of Officers for 2022 (Chair and Vice-Chair):** Per Article 5 (b) of the Planning Commission By-Laws, at the first regular meeting on or after March 1st, the Commissioners shall elect the officers of Chair and Vice Chair for one-year terms. The Chair and Vice Chair shall take office at the following meeting.

Per Article 7(g) of the Commission Bylaws, there must be five members present at the meeting to elect officers otherwise the matter will be continued.

- 12.2. 2021 Housing Element Annual Progress Report, Cycle 5:** Receive and file the 2021 *Annual Housing Element Progress Report* and provide staff with comments, if any, to be forwarded to the City Council.

## 13. MATTERS FROM COMMISSIONERS AND STAFF

## 14. ADJOURNMENT