PLACERVILLE PLANNING COMMISSION
Regular Meeting Minutes
Tuesday, August 19, 2025
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

MINUTES

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

   Commissioner Kiehne called the meeting to order at 6:00 pm. and the Pledge of Allegiance was recited.

2. **ROLL CALL: Present: Chair Kiehne, Vice Chair Lepper, Silvester, Smith, 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 July 15, 2025

   Commissioner Lepper requested the Minutes be pulled from the Consent Calendar.

5. **ITEMS PULLED FROM CONSENT CALENDAR (if applicable)**

   Commissioner Lepper stated on the July 15, 2025, Minutes on Item 11.1 was missing a Second on the Motion to allow the Mackinaw Hotel their 12-Month Extension. The Minutes will be corrected and brought back to the September 2, 2025, Planning Commission Meeting

   Public Comment: Michael Drobesh wanted the Minutes to reflect that he was not allowed to provide Public Comment by the Chair on the July 15, 2025, meeting during Item 13.2. which was due to the item not being on the Agenda.

   It was approved by general consent to postpone the approval of the July 15, 2025, Minutes to the September 2, 2025 Planning Commission Meeting.

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.
Public Comment: Michael Drobesh spoke about the Agenda being offline for a bit and how he couldn't access it for a while.

Carole Kendrick responded, stating that staff had technical difficulties with the Hyperlinks inside the online Agenda that had to be fixed. Since the Agenda was posted at Town Hall (the location of the meeting) and City Hall, there were no violations.

7. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS - NONE

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.

8. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:

8.1 Assembly Bill (AB) 52 Tribal Cultural Resources and Senate Bill (SB) 18 Tribal Consultation

Carole Kendrick, Director of Development Services presented a Memorandum providing a concise summary of California Assembly Bill 52 (AB52) and California Senate Bill 18 (SB18). The purpose of the Memorandum is to inform on the Commission's approach to land use and planning project reviews ensuring we comply with the State while respecting Tribal sovereignty. Public Comment was received from Michael Drobesh. Following discussion, no action was taken by the Commission.

8.2 Assembly Bill (AB) 130 and Senate Bill (SB) 131 California Environmental Quality Act (CEQA) Reform

Carole Kendrick, Director of Development Services presented a summary of Assembly Bill 130 & Senate Bill 131 (SB131) that went into effect on July 1, 2025. Public Comment was received from Kathy Lishman. Following discussion, the Commission took no action on the item.

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS:

9.1. PUBLIC MEETINGS:

9.1.1. Master Sign Plan Amendment (MSP) 25-05: Arco 151 Main Street

Consideration of a Master Sign Plan amendment for the sign branding from Shell to ARCO including a new monument sign on a 0.48-acre parcel zone CBD (Commercial Business District) located at 151 Main Street, Placerville CA 95667

Carole Kendrick, Director of Development Services, presented this item. The Applicants were present and provided additional information to the Commission. Public Comment was received from Kathy Lishman, and Michael Drobesh. Following discussion, Commissioner Lepper motioned and was seconded by Commissioner Smith that Arco bring back to the Commission a revised design.

Ayes: 5 Lepper, Silvester, Smith, Kiehne and Stratton
Noes: 0
Absent: 0
Abstained: 0

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.).

Carole Kendrick, Director of Development Services, presented an update on future projects that will be coming to the Commission. She presented the Department of Development Services Stats on permits and projects. She briefly spoke on the By-Laws of the Commission and how they will be reviewed by the City Council. After a discussion, the Commission took no further action.

12.2. Planning Commission Matters:

For Commission Members this time is for updating other Members of sub-committee work (when applicable); for 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.

12.2.1. Historic Design Guidelines

The commission discussed the components of the Guidelines provided. Public Comment was heard from Michael Drobesh and Kathy Lishman. After the discussion, there was no action taken.

12.2.2. Governor's Office of Land Use and Climate Innovation (LCI formerly the Office of Planning and Research (OPR)) – Guideline development to help local governments navigate the financial, regulatory and market challenges of reviving downtowns and main streets.

Carole Kendrick, Director of Development Services, presented this item. Public Comment was heard from Michael Drobesh, Kathy Lishman and Alan Ming. After discussion, the Commission took no action.

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.

The Planning Commission Meeting adjourned at 9:31 p.m.