



PLACERVILLE PLANNING COMMISSION

Regular Meeting
Tuesday, January 6, 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

Minutes

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

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

2. ROLL CALL: **Present:** *Kiehne, Smith, Stratton and Silvester*
 Absent: *Lepper*

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 October 21, 2025

4.2. Approve the Minutes of the Regular Planning Commission Meeting of December 2, 2025

In a voice call by Chair Kiehne, the minutes from October 21, 2025, and December 2, 2025, were approved as corrected

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

6. ITEMS OF INTEREST TO THE PUBLIC/PUBLIC COMMENT– NON-AGENDA ITEMS *None*

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

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. Arts and Culture El Dorado Public Art Committee and Public Art Plan

Presentation made by Executive Director of Arts & Culture El Dorado, Terry LeMoncheck.

<https://artsandcultureeldorado.org/wp-content/uploads/2025/12/Placerville-Public-Art-Plan-Final.pdf>

Public Comment: Kathi Lishman and Micheal Drobesh

The commission directed Staff to provide a list of City owned buildings that could possibly have the Arts & Culture Committee do murals on.

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS:

9.1. Zoning Ordinance Amendment (ZOA) 25-01 – Accessory Dwelling Unit:

Public Hearing and Recommendation to City Council on Proposed Amendments to Title 10, Chapter 4, Section 12 of the Placerville Municipal Code Regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

Attachment A – Ordinance No. XX Draft
Attachment B – Resolution No. XX Draft
Attachment C – Addendum to ADU Handbook
Attachment D – HCD Letter of Technical Assistance
Attachment E – Proof of Publication

Director of Development Services, Carole Kendrick presented Item 9.1.

Public Comments: Kathi Lishman and Michael Drobesh

A motion was made by Commissioner Stratton and seconded by Commissioner Silvester to recommend the amendments of the City Code and the Draft Ordinance with corrections to the City Council regarding ADU's and JADU's. The motion was approved in the following roll-call vote.:

*Ayes: Kiehne, Silvester and Stratton
Noes: Smith
Absent: Lepper*

9.2. Zoning Ordinance Amendment (ZOA) 25-02 – Hosted Short Term Rentals:

Public Hearing and Recommendation to City Council on Proposed Amendments to Title 10 (Zoning), Chapter 4, Section 20 (Short-Term Rentals) of the Placerville City Code to Include Hosted Short-Term Rentals; and Finding 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 (3).

Attachment A – Ordinance No. XX Draft
Attachment B – Resolution No. XX Draft

Attachment C – Proof of Publication

Director of Development Services, Carole Kendrick presented Item 9.2.

Public Comment: Kathi Lishman and Michael Drobesh

A motion was made by Commissioner Silvester and seconded by Commissioner Stratton to recommend the amendments to the City Code and Draft Ordinance with modifications to the City Council. The motion was approved in the following roll-call vote:

Ayes: Kiehne, Silvester and Stratton
Abstained: Smith
Absent: Lepper

9.3. Zoning Ordinance Amendment (ZOA) 25-03 A-Frame/Sandwich Board Sign Standards for the Downtown:

Public Hearing and Recommendation to City Council on Proposed Amendments to Title 10 (Zoning), Section 10-4-17 (Sign Regulations) to Allow Regulated A-Frame/Sandwich Board Signs on Main Street in the Historic District; and finding that the Project is Exempt from CEQA.

Attachment A – Ordinance No. XX Draft
Attachment B – Resolution No. XX Draft
Attachment C – Proof of Publication

Director of Development Services, Carole Kendrick presented Item 9.3

Public Comment: Kathi Lishman and Micheal Drobesh

A motion was made by Commissioner Stratton and seconded by Commissioner Silvester to recommend the amendments to the City Code. The motion was approved in the following roll-call vote:

Ayes: Kiehne, Silvester and Stratton
Abstained: Smith
Absent: Lepper

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.).

None

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.

12.2.1. Historic Design Guidelines:

13.2.1.1 Historic District SOI Review per Jurisdiction – Silvester

13.2.1.2 Historic District Existing Documents Reviewed – Silvester

13.2.1.3 Historic District Summary – In Progress & On Going – Stratton

The commissioners discussed the historic design guidelines.

13. ADJOURNMENT – Meeting adjourned at 10:00 pm

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