



PLACERVILLE PLANNING COMMISSION

Special Meeting
Tuesday, May 19, 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

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

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. Minutes of the Regular Planning Commission Meeting of May 5, 2026

5. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

Item 3.1 Minutes of the regular planning commission meeting of May 5, 2026, were pulled due to members being absent from the May 5, 2026, meeting. The Commission agreed to move the approval of May 5, 2026, Planning Commission Meeting Minutes to the next scheduled meeting date, which is June 16th.

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. *None*

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. Historic Design Review HDR26-02 3148 Sacramento Street - Consideration of a Historic Design Review application within the Single-Family Residential / Historic District Zone for modifications to an existing single-family residence.

- 9.1.1 Attachment A – Draft Conditions of Approval
- 9.1.2 Attachment B – Applicant Packet
- 9.1.3 Attachment C – General Plan Land Use Designation
- 9.1.4 Attachment D – Zoning Map
- 9.1.5 Attachment E – Historical District Map
- 9.1.6 Attachment F – Aerial Photograph

Item 8.1 was presented by Carole Kendrick, director of Development Services.

Public Comment was heard from Lori Volkner, property owner.

Commissions discussion was heard.

A motion was made by Commissioner Stratton and seconded by Chair Kiehne to approve Item 8.1 HDR 26-02 based on the project information and findings, including the staff report with changes to “compatible” substitute in place of “like for like”.

Roll Call Vote: *Ayes – 2 (Kiehne, Stratton)*
 Abstain – 1 (Smith)
 Absent – 2 (Lepper, Silvester)
 Neys - 0

9.2. General Plan Amendment (GPA) 26-04 and Zone Change (ZC) 26-04 2689 Coloma Street – A proposal to amend the General Plan land use designation from High Density Residential (HDR) to Highway Commercial (HWC) on Parcels A & B of Lot Line Adjustment 25-02, to change the zoning from Medium Density Multi-Residential (MDR) to Highway Commercial (HWC) on Parcels A & B of Lot Line Adjustment 25-02, and propose a Housing Opportunity Overlay (HOO) on Parcel B in compliance with SB330.

- 9.2.1 Attachment A – Site Plan
- 9.2.2 Attachment B – General Plan Land Use Designation
- 9.2.3 Attachment C – Zoning Map
- 9.2.4 Attachment D – Aerial Photograph
- 9.2.5 Attachment E – Proof of Publication

Item 8.2 was presented by Carole Kendrick, director of Development Services

Due to noticing issues this item was continued to the June 16, 2026 meeting.

Roll Call Vote:
 Ayes: 3 (Kiehne, Smith and Stratton)
 Neys: 0
 Abstained: 0
 Absent: 2 (Lepper, Silvester)

9.3. Zoning Ordinance Amendment (ZOA) 26-03 – A proposal to amend Title 10 (Zoning) of the Placerville Municipal Code to establish minimum densities and modify development regulations for Multi-Family Residential Zones (R-2, R-3, and R-4) and amend Conditional Use provisions for Multi-Family Residential Zones (R-2, R-3, R-4, and R-5) in compliance with the Housing Element (Program A-5).

- 9.3.1 Attachment A – Resolution ZOA 26-03
- 9.3.2 Attachment B – Zoning Ordinance Proposal
- 9.3.3 Attachment C – Proof of Publication

Item 9.3 was presented by Carole Kendrick, Director of Development Services.

There was no public comment

Discussion among the commissions was brief.

A motion was made by Commissioner Stratton, seconded by Commissioner Smith, to amend the Zoning Ordinance outlined in the Staff Report.

Roll Call Vote: Ayes: 3 (Kiehne, Smith and Stratton)

Neyes: 0

Abstain: 0

Absent: 2 (Lepper and Silvester)

9.4. Zoning Ordinance Amendment (ZOA) 26-04 – A proposal to amend Title 10 (Zoning) of the Placerville Municipal Code to establish regulations and permitted uses for Low-Barrier Navigation Centers in compliance with State Law (AB 101).

9.4.1 Attachment A – Resolution ZOA 26-04

9.4.2 Attachment B – Ordinance Draft

9.4.3 Attachment C – Proof of Publication

Item 9.4 was presented by Carole Kendrick, director of Development Services.

Brief discussion amongst the Commissioner's present.

A motion was made by Commissioner Stratton and seconded by Commissioner Smith to Amend Title 10 as presented in the staff report.

Roll Call Vote: Ayes:3 (Kiehne, Smith and Stratton)

Neyes:0

Abstain: 0

Absent: 2 (Lepper and Silvester)

10. CONTINUED ITEMS:

10.1. 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); Categorically Exemption from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities).

10.1.1 Attachment A – Site Plan Proposed

10.1.2 Attachment B – CUP 01-01 Approved Site Plan

10.1.3 Attachment C – Draft Conditions of Approval

10.1.4 Attachment D – Justification Letter

10.1.5 Attachment E – New Wine Parking Agreement

10.1.6 Attachment F – Tempo El Messias Parking Agreement

10.1.7 Attachment G – General Plan Land Use Designation

10.1.8 Attachment H– Zoning Map

10.1.9 Attachment I – Aerial Photograph

10.1.10 Attachment J – Proof of Publication

10.1.11 Attachment K – Public Comment – Cecchettini 4.27.26

10.1.12 Attachment L – Public Comment – Dave Musker 4.29.26

Item 10.1 was presented by Carole Kendrick, Director of Development Services.

Public Comment was heard from Jordan Wert with the Sequoia House.

The commissioners spoke among themselves.

*A Motion was made by Commissioner Smith and seconded by Commissioner Stratton.
Roll Call Vote: Ayes: 3 (Kiehne, Smith and Stratton)
Neyes: 0
Abstained: 0
Absent: 2 (Lepper and Silvester)*

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.

Adjournment was called by Chair Kiehne at 7:59 p.m.
