



PLACERVILLE PLANNING COMMISSION

Regular Meeting
Tuesday, April 7, 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, Vice Chair Lepper, Commissioner Silvester, and Commissioner Stratton*

3. **CLOSED SESSION REPORT:** *NONE*

4. DISCUSSION/ACTION ITEMS

4.1. Motion for the Planning Commission to Adjourn the Meeting Sine-Die and Appoint the Director of Development Services as the Temporary Chairperson - Recommendation to adjourn the meeting Sine-Die and to appoint the Director of Development Services as Temporary Chairperson. Chair Kiehne will give the gavel to the Director of Development Services. At this time, the Director of Development Services will call the meeting to order and request nominations from the Council for the election of the Chair. Any Planning Commissioner may make or second nomination. A roll-call vote will be taken. Following a majority vote by the Planning Commission, The Director of Development Services will pass the gavel to the newly elected Chair. Once seated, the Chair will call for nominations for Vice Chair. The Chair term\ of office will be for one year.

Director of Development Services, Carole Kendrick was passed the gavel by Chair Kiehne. Ms. Kendrick called the meeting to order, and requested nominations from the Council for the election of Chair

Commissioner Lepper made a motion for Kris Kiehne for Chair seconded by Commissioner Stratton. The motion was passed by voice vote:

Ayes: 4 Chair Kiehne, Commissioner Lepper, Commissioner Stratton, Commissioner Silvester
Noes: 0
Absent: 1 Commissioner Smith

4.2. The Chair Calls for Nominations for Vice-Chair – The newly elected Chair will call for a motion and a second to nominate candidate(s) within the Planning Commission for the position of Vice-Chair. The Vice-Chair will serve a one-year term. A roll call vote will be taken and following a majority vote for the election of Vice-Chair, the regular order of business will resume.

*Carole Kendrick, Director of Development Services passed the gavel back to Chair Kiehne who then took nominations for Vice-Chair of the Planning Commission
Commissioner Silvester nominated Commissioner Lepper which was seconded by Commissioner Stratton.
Chair Kiehne called a voice vote:*

*Ayes: 4 Chair Kiehne, Vice-Chair Lepper, Commissioner Stratton, Commissioner Silvester
Noes: 0
Absent: 1 Commissioner Smith*

5. 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.

5.1. Approve the Minutes of the Regular Planning Commission Meeting of March 3, 2026

The Minutes from March 3, 2026, were pulled by Commissioner Stratton

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

*Commissioner Stratton asked if the election held at the previous meeting need to be addressed in the minutes.
Ms. Kendrick indicated that a note will be added to see the April 7, 2026, minutes.*

7. 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.

8. 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.

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: NONE

10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS - NONE

11. CONTINUED ITEMS:

11.1. Site Plan Review (SPR) 83-05-R – Taco Bell

Item 11.1 Attachment A Development Plan
Item 11.1 Attachment B SPR 85-03-R Draft COAs
Item 11.1 Attachment C March 3, 2026, PC Staff Report

Item 11.1 was presented by the Director of Development Services, Carole Kendrick.

Public Comment: Phillip Moss, Architect for project

A motion was made by Vice-Chair Lepper and seconded by Commissioner Silverster to adopt the Staff Report and Taco Bell's Queue Management Program and approved with the revised Conditions, SPR 83-05-R request for the remodeling of the restaurant at 1240 Broadway in Placerville.

12. NEW BUSINESS: NONE

13. MATTERS FROM COMMISSIONERS AND STAFF

13.1. 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.).

13.2. 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

Discussion was had amongst the Commissioners for item 13.2

ADJOURNMENT

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.

The meeting was called to adjourn by Chair Kiehne at 6:39 p.m.