



PLACERVILLE PLANNING COMMISSION

Regular Meeting
Tuesday, May 5, 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 Lepper and Commissioner Smith*

Absent: Commissioner Silvester and Commissioner 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 April 7, 2026

The consent calendar was approved by voice vote:

Ayes: 3 – Chair Kiehne, Commissioner Lepper and Commissioner Smith

Absent: - Commissioner Silvester and Commissioner Stratton

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

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. General Plan Amendment GPA 26-02 and Zone Change ZC 26-02 to Apply the Housing Opportunity (HO) Overlay to 7444 and 7460 Green Valley Road (APNs 325-160-008 and 323-120-030); and Recommendation to Adopt a Mitigated Negative Declaration (MND).

- 9.1.1 **Attachment A: Draft Resolution**
- 9.1.2 **Attachment B: Ex & Prop GPA & ZC**
- 9.1.3 **Attachment C: ISMND**
- 9.1.4 **Attachment D: NOI to Adopt MND**
- 9.1.5 **Attachment E: Housing Element Program A-3**
- 9.1.6 **Attachment F: HCD HE Cert Letter**
- 9.1.7 **Attachment G: HCD-LOI-120325**
- 9.1.8 **Attachment H: DS Response to 12.3.23 HCD LOI**
- 9.1.9 **Attachment I: Kraus Letter**
- 9.1.10 **Attachment J: DTSC Letter**

Item 9.1 was presented by Carole Kendrick, director of Development Services.

Public Comments: Dr. Candace Rapp, Property Owner

A motion was made by Commissioner Lepper, seconded by Commissioner Smith to recommend approval to the City Council for General Plan Amendment, Zone Change Housing Overlay and to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

9.2. 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).

- 9.2.1 **Attachment A: Public Comment: Cecchettini 4.27.26**
- 9.2.2 **Attachment B: Public Comment: Musker 4.29.26**

Item 9.2 was presented by Carole Kendrick, director of Development Services to recommend a continuous on this item.

There were no public comments

A motion was made by Commissioner Lepper, seconded by Commissioner Smith to continue item 9.2 until May 19, 2026 Planning Commission Meeting.

9.3. Zoning Ordinance ZOA 26-02 amending Title 10 (Zoning) Chapter 3 (Administration), Chapter 4 (General Regulations), Chapter 7 (Subdivision Regulations) and Chapter 8 (Parcel Maps) of the Placerville City Code to modify entitlement sections and add new sections to Chapter 3 for General Plan Amendments and Zone Changes; and exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2) and (3).

- 9.3.1 **Attachment A: Ordinance No. XX**
- 9.3.2 **Attachment B: PC Resolution Draft**
- 9.3.3 **Attachment C: Redline Comparison**

Item 9.3 was presented by Carole Kendrick, director of Development Services

There were no public comments

A motion was made by Commissioner Lepper, seconded by Commissioner Smith, to accept the findings and forward the Ordinance to City Council for approval.

9.4. Historic Design Review HDR26-01 2896 Clay Street Consideration of a Historic Design Review application within the Single-Family Residential / Historic District Zone for modifications to an existing single-family residence

- 9.4.1 **Attachment A: Draft Conditions of Approval**
- 9.4.2 **Attachment B: Development Study**
- 9.4.3 **Attachment C: Zoning Map**
- 9.4.4 **Attachment D: General Plan Land Use Map**
- 9.4.5 **Attachment E: Bedford Ave - Clay St Historic District**
- 9.4.6 **Attachment F: Aerial Photograph**

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

Public Comment: Amanda Bernavage

A motion was made by Commissioner Lepper, seconded by Commissioner Smith to approve the HDR and have the applicant work with Staff on the trim color.

By a called vote: Ayes: 3 – Chair Kiehne, Commissioner Lepper and Commissioner Smith

Absent: Commissioner Silvester and Commissioner Stratton

10. CONTINUED ITEMS: None

11. NEW BUSINESS: None

12. MATTERS FROM COMMISSIONERS AND STAFF

12.1. Staff Reports: NONE

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: NONE

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.

The Planning Commission meeting was called adjourned by Chair Kiehne at 7:13 p.m.
