



**PLACERVILLE PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**Tuesday, April 15, 2025**  
**6:00 PM**

Town Hall  
549 Main Street, Placerville, CA 95667

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**Planning Commission Members**

Kris Kiehne, Chair  
Amy Lepper  
Alyssa Stratton  
Catherine Silvester  
Kirk Smith

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**AGENDA**

**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 to the Flag was recited.*

**2. ROLL CALL:**

**Members Present:** Chair Kiehne, Vice Chair Lepper, Commissioners Silvester, Smith, and Stratton

**Members Absent:** None

**Staff Present:** Interim Development Services Director Carl Cahill, Development Technician, Deana Watkins-Howey

**3. CLOSED SESSION REPORT: *None***

**4. ADOPTION OF AGENDA**

*In a single motion Commissioner Stratton, seconded by Commissioner Silvester, moved to approve the Agenda. Motion carried 5-0 on voice vote.*

**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 April 1, 2025**

*In a single motion Commissioner Silvester, seconded by Commissioner Stratton, moved to approve the Minutes. Motion carried 5-0 on voice vote.*

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

**7. ITEMS OF INTEREST TO THE PUBLIC/PUBLIC COMMENT– NON-AGENDA ITEMS**

*This portion of the meeting is reserved for persons 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.*

*Michael Drobesh appeared before the Commission to address his concerns about weeks and preservation of the Rainbow Bridge. He asked the Commission if this Bridge is on their inventory and wanted to see if a discussion about the upkeep of the Bridge could be agendized for a future meeting.*

**8. 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*

**9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: None.**

**10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS: None.**

**11. CONTINUED ITEMS:**

**11.1. Site Plan Review (SPR) 25-02: Market on Main Exterior Lighting**

Consideration of a Site Plan Review (SPR) request to: (1) Approve existing unpermitted string lighting along front façade and fence line of 585 Main Street; and (2) Find the request categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301. Location: 585 Main Street, Placerville, CA / APN: 002-151-013. Property Owner/Applicant: Siri & Beau Cleveland. Representative: Charissa Dunlap, Market on Main.

*Interim Director Cahill stated there were no new additions to the staff report.*

*Clarrissa Dunlap the business owner and applicant was present to answer questions of the commission.*

*Public Comment was heard by Michael Drobesh.*

*In a single motion by Vice Chair Lepper, seconded by Commissioner Silvester, the Commission approved the request with the following conditions:*

- 1. Remove the lighting on the Western Elevation fence with the option to install a single layer line on the Eastern Elevation fence. The existing lighting on the building is acceptable as is.*
- 2. The applicant shall maintain the string lighting to be functional at all times; missing or spent lights shall be replaced within a week of failure.*

*The motion passed:*

*Ayes: 4 (Chair Kiehne, Commissioners Silvester, Stratton and Vice Chair Lepper)*

*Neys: 1 (Commissioner Smith)*

**12. NEW BUSINESS:**

**12.1. City of Placerville Active Transportation Plan.**

A request to the Planning Commission that they review the City of Placerville Active Transportation Plan and forward a recommendation of approval of the Plan to City Council. If the Council adopts the plan via a resolution, the City is eligible to apply for Grants.

*Interim Director Cahill presented the staff report and answered questions*

*Public Comment was heard by Michael Drobesh. He provided his comments on the truncated domes and wondering if they could be uniformly colored throughout the City; the dark red color that we have on Main Street.*

*The item was brought back up by the Commission for discussion.*

*In a single motion, Commissioner Smith, seconded by Vice Chair Lepper to approve the Active Transportation Plan to be forwarded to the City Council acknowledging that that this will be an instrument to be able to apply for future grants. Would like the Commissions comments to be included in their Staff Report. Chair Kienhe wanted to add that this is categorically exempt from CEQA.*

### **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.).*

*Interim Director of Development Services Carl Cahill reported to the Commission that there will be a new Development Services Director starting in the second week of May.*

*Commissioner Smith asked that the new Director be notified the issues of the complaints about the sign ordinance.*

*Chair Keihne asked Interim Director Cahill what the latest update was to the Pole Sign for Mr. Nutting. Interim Director Cahill provided his update.*

#### **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. **None***

### **14. 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.*

*Chair Kiehne adjourned the meeting at 7:21 pm*

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**GOVERNING REGULATIONS AND RULES:** The Commission conducts all meetings in accordance with the "Ralph M. Brown Act" (California Government Code Sections 54950, et seq.), per the City's Committee, Commissions & Board Policy Manual (City Council Resolution No. 7578), and the Planning Commission Bylaws.

**MEETING ACCESS:** The City of Placerville wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours before the meeting, if possible.

**CELL PHONES:** The Planning Commission appreciates your cooperation in turning off all cell phones.

**AVAILABLE INFORMATION:** Materials related to items on this Agenda are available for public review in the Development Services Department at City Hall, 3101 Center Street, 2nd floor, during normal business hours. Agendas and Staff Reports are also made available online at the Planning Commission Agenda webpage.

**OPPORTUNITY TO APPEAL:** Any aggrieved person or persons dissatisfied with a Planning Commission decision may appeal that decision to the City Council within 10 calendar days per Government Code Section 65009. Appeals can be made by any interested party by submittal of a written appeal request and appeal fee to the Placerville City Clerk, 3101 Center Street, Placerville, California, 95667.

**PUBLIC COMMENT:** Speakers shall step up to the podium microphone to address the Commission and are limited to a presentation of three (3) minutes, unless otherwise determined by the Chair. Groups or organizations are encouraged to select a spokesperson to speak on their behalf.

**WRITTEN COMMENT:** You may submit your comments by e-mail to [pv.planning@gmail.com](mailto:pv.planning@gmail.com), or in-person at the Development Services Department, City Hall – 2<sup>nd</sup> Floor, 3101 Center Street, Placerville, CA 95667. Interested parties are encouraged to provide written materials at least seven (7) days prior to the public hearing to allow distribution with the Planning Commission's agenda and provide adequate time for review by the Planning Commission. Written comments received after the Tuesday prior to the public hearing will be provided to the members of the Planning Commission and will be placed on the back table for public review as part of the full agenda packet.

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### CERTIFICATION OF MINUTES

I, Deana Watkins-Howey, declare that the foregoing Minutes for the April 15, 2025 Regular Meeting of the Placerville Planning Commission are available for review at the City Hall of the City of Placerville, 3101 Center Street, Placerville CA 95667. The agenda and minutes are also available on the City website at [www.cityofplacerville.org](http://www.cityofplacerville.org)

Attest: \_\_\_\_\_  
Deana Watkins-Howey  
Development Technician