



**PLACERVILLE PLANNING COMMISSION**  
**REGULAR MEETING**  
**Tuesday, August 17, 2021, 6:00 p.m.**  
**Town Hall – 549 Main Street**

**PLANNING COMMISSION MEMBERS**

Michael Frenn  
Nicole Gotberg, Vice Chair  
Kris Kiehne  
Amy Lepper, Chair  
John List

**Posted: August 12, 2021**  
**Prior To: 5:00 p.m.**

**CITY STAFF**

Pierre Rivas, Development Services Director  
Andrew Painter, Planning Commission Staff Liaison / City Planner  
Jason Tanger, Information Technology Analyst

**Information and Procedures Concerning Planning Commission Meetings**

**Meeting Dates:** 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.

**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.

**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.

**Public Participation:** Public participation in the hearing process is encouraged.

Please step up to the podium microphone then wait to be recognized by the Chair before speaking at the podium when addressing the Commission.

Each speaker will be asked to voluntarily state his/her name before speaking. Address the Planning Commission Chair with all testimony and questions. Please do not address the applicant, members of the public or staff.

The Commission and City staff will ensure order and decorum during all Commission meetings. Persons demonstrating rude, boisterous or profane behavior will be called to order by the Chair. If such conduct continues, the Chair may call a recess, requesting the removal of such person(s) from the Council Chamber, adjourn the meeting or take other appropriate action.

Agree or disagree respectfully. Please, no applause, or booing or personal attacks. Please take personal discussions out of the Town Hall chambers so as not to disturb others or disrupt the public hearing.

**Time Limit:** Presentations should be limited to a maximum of three (3) minutes, unless otherwise determined by the Chair. A speaker may not defer his/her time to other speakers.

Groups or organizations are encouraged to select a spokesperson to speak on their behalf. Each subsequent speaker is encouraged to submit new information, rather than repeating comments made by prior speakers.

**Use of Cell Phones During Meetings:** The Planning Commission appreciates your cooperation in turning off all cell phones.

**Written Material:** The Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. Interested parties are encouraged to provide written materials at least eight (8) days prior to the public hearing to allow distribution with the Planning Commission's agenda packet to provide adequate time for review by the Planning Commission. Written materials submitted in advance of the public hearing must be submitted to the City of Placerville, Development Services Department, 3101 Center Street, 2nd Floor, by mail to: 3101 Center Street, 2nd Floor, Placerville, CA 95667, or by email to: [pv.planning@gmail.com](mailto:pv.planning@gmail.com). Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Development Services Department at 3101 Center Street, 2nd Floor, Placerville, CA 95667 during normal business hours.

**Information Available:** Materials related to items on this Agenda, submitted to the Planning Commission either with or after distribution of the agenda packet, are available for public review without delay 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.

**Written Public Comment Instructions to Become Part of the Record:** If you wish to provide comment you may e-mail your comments to [pv.planning@gmail.com](mailto:pv.planning@gmail.com), or you may submit your comments in-person at the Development Services Department, City Hall – 2<sup>nd</sup> Floor, 3101 Center Street by 3:00 p.m. of the meeting date to give the Staff Liaison adequate time to forward your comments to the Planning Commission. Please be aware that, while these comments will be provided to the members of the Commission and will become part of the public record, they will not be read aloud.

**Items of Interest to the Public:** This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the Agenda that is within the subject matter 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. The Chair will recognize the speaker. The Chair reserves the right to limit the speaker's time to three minutes. Personal attacks on individuals or comments that are slanderous or that may invade an individual's personal privacy will not be tolerated.

**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.

**Public Hearings:** Applicants (or appellants) are allowed time to present testimony at the beginning of the public hearing, and if needed, an opportunity to present rebuttal at the end of the public hearing. All other speakers may be limited in the length of time speaking, at the discretion of the Chair.

**Appeal Period:** There is a 10 calendar day appeal period for Planning Commission decisions. 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.

**Appeal of Planning Commission Decision:** 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, if any person(s) challenges the action of the Planning Commission, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**Matters from Commissioners and Staff:** This item is for staff to update those in attendance of the status of upcoming meetings; of recent actions taken by City Council on items previously considered by the Commission; of the status or completion of City and community projects; of community-wide activities and events (e.g. Brewfest, National Night Out, Wagon Train, etc.). 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.



**AGENDA**  
**PLANNING COMMISSION MEETING**  
**TUESDAY, AUGUST 17, 2021, 6:00 P.M.**

**ADJOURN TO CLOSED SESSION**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROLL CALL**

**CLOSED SESSION REPORT**

**CONSENT CALENDAR:**

1. Consideration to Approve Agenda
2. Consideration to Approve [July 6, 2021 Regular Meeting Minutes](#)

**ITEMS PULLED FROM CONSENT CALENDAR**

**ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDA ITEMS**

**COMMUNICATIONS**

**PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS**

**ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

3. [Draft 2021-2029 Housing Element Update - General Plan Amendment \(GPA\) 20-01](#)  
 The Commission will solicit public comment and provide a recommendation for City Council consideration.

The Housing Element is a component of the City of Placerville General Plan that provides broad-based guidance to plan for housing needs. The Draft 2021-2029 Housing Element has been developed to meet California State legal requirements, including the need to plan for the City's share of the Regional Housing Needs Allocation (RHNA), and is subject to review and certification by the State Department of Housing and Community Development (HCD). The City has prepared an Addendum to the Negative Declaration (Environmental Assessment 2013-01) for the City's 2013-2021 Housing Element for the 2021-2029 Housing Element.

*Note: The Draft Housing Element and accompanying documentation are available for download from the City's website on the Development Services, Planning Division's webpage under ["Housing Element Update - 6th Cycle 2021-2029."](#)*

Applicant: City of Placerville.      Staff: Andrew Painter, City Planner  
 Pierre Rivas, Development Services Director

**CONTINUED ITEMS**

**NEW BUSINESS**

**MATTERS FROM COMMISSIONERS AND STAFF**

**ADJOURNMENT**

**CERTIFICATION OF AGENDA POSTING**

I, Andrew Painter, Staff Liaison of the City of Placerville Planning Commission, declare that the foregoing Agenda for the August 17, 2021, Regular Meeting of the Placerville Planning Commission was posted and available for review on August 12, 2021 at the City Hall of the City of Placerville, 3101 Center Street, Placerville, CA 95667.

The Agenda is also available on the City website at [www.cityofplacerville.org](http://www.cityofplacerville.org)

Attest:   
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Andrew Painter, Staff Liaison  
City of Placerville Planning Commission