

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, JUNE 18, 2024 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**CLOSED SESSION:** None Scheduled

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**6:00 P.M. OPEN SESSION**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG:**

*Chair Kiehne called the meeting to order at 6:00 p.m. and the Pledge of Allegiance to the Flag was recited.*

**2. ROLL CALL:**

**Members Present:** Vice Chair Carter, Chair Kiehne, Lepper, Smith

**Members Absent:** Frenn

**Staff Present:** Development Services Director Rivas, Associate Planner Hunter

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

**4. ADOPTION OF AGENDA:**

*In a single motion Vice Chair Carter, seconded by Commissioner Lepper, moved to approve the Agenda as amended. Motion carried 4-0 on voice vote.*

**5. CONSENT CALENDAR:**

**5.1. Approve the Minutes of the Regular Planning Commission Meeting of June 4, 2024**

*Chair Kiehne pulled the Draft Minutes for discussion.*

**6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable):**

*In a single motion Commissioner Lepper, seconded by Vice Chair Carter, moved to approve the minutes of June 4, 2024 as amended. Motion carried 4-0 on voice vote.*

**7. ITEMS OF INTEREST TO THE PUBLIC – NON-AGENDIZED ITEMS:** *None*

**8. WRITTEN COMMUNICATIONS – NON-AGENDIZED ITEMS:** *None.*

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

**10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS:**

**10.1. Site Plan Review (SPR) 21-03-E2, Variance (VAR) 21-01-E2, VAR 21-02-E2: Mackinaw Hotel Extension Request.** Request for a twelve (12) month extension for the Mackinaw Hotel, a 112-room hotel, including variances for building height and allowed compact parking stalls; Environmental Determination: Negative Declaration (EA 21-01) adopted May 11, 2004 and Negative Declaration Addendum adopted

January 4, 2022. Location: 3001 Jacquier Road, Placerville, CA 95667 / APN: 048-290-042 & -038. Applicant: Apple Hill Hospitality, LLC; Representative: Brett Miller, Eat.Sleep.Drink. Staff: Kristen Hunter.

*Associate Planner Hunter presented the Staff Report dated June 18, 2024. Associate Planner Hunter and Director Rivas answered questions of the Commission.*

*Chair Kiehne informed the public that the Commission did receive a written public comment, included as Attachment 3.*

*In a single motion, Commissioner Lepper, seconded by Vice Chair Carter, moved to approve the twelve-month extension request for Site Plan Review (SPR) 21-03-E2, Variance (VAR) 21-01-E2, and VAR 21-02-E2 as recommended in the Staff Report; and to:*

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following finding of fact in support of the twelve-month time extension request for SPR 21-03-E2, VAR 21-01-E2, and VAR 21-02-E2:*
  - 1. An Addendum to Mitigated Negative Declaration (EA 21-01) previously prepared Negative Declaration for the Gateway Hotel and Gas Station Project Addendum dated May 11, 2004 used for the Hampton Inn and Suites Project approved January 17, 2017 was adopted by the Planning Commission for SPR 21-03, VAR 21-01, and VAR 21-02 on January 4, 2022.*
  - 2. No changes to Zoning Ordinance have occurred since project approval in 2022 that would have relevance to the project.*
  - 3. There are no changes proposed by the project proponents.*
- III. Grant a twelve-month time extension of SPR 21-03-E2, VAR 21-01-E2, and VAR 21-02-E from July 5, 2024, extending the expiration of these entitlements to July 5, 2025, subject to the following condition:*
  - 1. All Conditions of Approval approved by the Planning Commission on January 4, 2022 for SPR 21-03, VAR 21-01, VAR 21-02 shall remain in effect and shall be included by reference with the twelve month time extension request approval.*

*Action: Motion carried 4-0 on roll call vote  
Ayes: Carter, Kiehne, Lepper, Smith  
Nays: None*

*Absent: Frenn*

*Chair Kiehne informed the public that there is a 10-day appeal period.*

**10.2. Conditional Use Permit (CUP) 24-02: Town Clean Recycle Center.** Consideration of a Conditional Use Permit (CUP) request to: (1) Operate a recycling center (Town Clean Recycle Center) within the existing commercial building addressed 1770 Broadway; and (2) Find the request categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303; Location: 1770 Broadway, Placerville, CA 95667 / APN: 049-190-024; Applicant: Adrian Navarro. Staff: Kristen Hunter.

*Associate Planner Hunter presented the Staff Report dated June 18, 2024. Director Rivas and Associate Planner Hunter answered questions of the Commission.*

*Public comment was heard by the applicant/property owner, Adrian Navarro, and by Sal Gutierrez and Les Russell.*

*In a single motion Vice Chair Carter, seconded by Commissioner Lepper, moved to approve Conditional Use Permit (CUP) 24-02 as presented; and to:*

- I. Adopt the Staff Report as part of the Public Record.*
- II. Find that the Conditional Use Permit request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Section 15303 (New Construction or Conversion of Small Structures), in that the project involves the conversion of a portion of an existing structure to a recycling facility with negligible modifications to the exterior of the structure.*
- III. Make the following findings in support of the Conditional Use Permit (CUP) 24-02 for operation of a recycling center within the Highway Commercial (HWC) zone:*
  - 1. The project site, APN 049-190-024, contains a single-story commercial building on a total of 0.35-acre parcel, located within the Highway Commercial (HWC) Zone.*
  - 2. Town Clean Recycle Center previously operated within the subject building, located at 1770 Broadway, from 2011-2016. The recycling center currently operates at 1600 Broadway (Creek View Mini Mart) from 2016-2024 and would be relocating to the subject parcel.*
  - 3. The proposed use is essential or desirable to the public convenience or welfare, in that it provides an easily accessible recycling opportunity for the public to utilize along Broadway, a General Plan designated minor arterial.*
  - 4. The proposed use, as conditioned, is in harmony with the various elements or objectives of the city of Placerville General Plan, in that the request is consistent with Goal F of the Natural, Cultural, and Scenic Resources Element, in that the proposed use would help to promote the conservation of recyclable cans, bottles and plastic resources that might otherwise be discarded as common household refuse or along the community's roads and streets. Additionally, the request is*

*consistent with Goal F of the Natural, Cultural, and Scenic Resources Element, in that, by approving the use, the City would support a recycling based business.*

*IV. Conditionally approve CUP 24-02 located at 1770 Broadway, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval:*

- 1. Approval of CUP 24-02, authorizing the operation of certified California Redemption Value (CRV) beverage container recycling center located at 1770 Broadway (APN: 049-190-024) and within the Highway Commercial / Airport Overlay (HWC/AO) Zone. Approval is limited to compliance with the project description.*
- 2. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above-described approval will constitute a violation of permit approval.*
- 3. Conditional Use Permit Expiration. The CUP shall become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried there on. It is the responsibility of the applicant to monitor the time limit and make diligent progress towards implementation of the project and compliance with the Conditions of Approval.*
- 4. This CUP shall become null and void should the use discontinue for 18 months.*
- 5. Runs with the Land. The terms and Conditions of Approval of the Conditional Use Permit (CUP) shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.*
- 6. The CUP may be revoked, amended, or suspended by the Planning Commission under the provisions of Zoning Ordinance Section 10-3-6(D).*
- 7. The applicant is responsible for obtaining a sign permit prior to installation of any signage.*
- 8. The recycling center use shall operate as follows:*
  - a. All received recycled items, sorting containers, chairs and tables for site attendant, etc. shall be stored inside the storage kiosk when the facility is closed.*
  - b. The facility and its immediate surroundings shall be maintained daily so that the facility and the immediate surroundings are free from trash and debris.*

c. *The operator of the recycling facility shall be certified by the California Department of Resources and Recovery (CalRecycle) and shall maintain all required signage requirements.*

9. *Parking lot paving shall be maintained at a PCI (pavement condition index) of not less than 56. Wheel stops and parking stall striping shall be maintained and in sound condition.*

*Action: Motion carried 4-0 on roll call vote  
Ayes: Carter, Kiehne, Lepper, Smith  
Nays: None*

*Absent: Frenn*

*Chair Kiehne informed the public that there is a 10-day appeal period.*

**11. CONTINUED ITEMS:** *None*

**12. NEW ITEMS:** *None.*

**13. MATTERS FROM COMMISSIONERS AND STAFF**

**13.1. Staff Reports:**

*Associate Planner Hunter informed the Commission that the next scheduled meeting is July 2, 2024.*

**13.2. Planning Commission Matters:**

*Commissioner Smith inquired about the status of the Planning Commission Bylaws. Director Rivas provided an update.*

**13.2.1. Special Committee Report(s):** Report by the Historic Review Special Committee to the Planning Commission.

*Commissioners Smith and Carter provided an update to the Commission on the revised report.*

**14. ADJOURNMENT**

*Chair Kiehne adjourned the meeting at 7:03 p.m.*



Kristen Hunter, Executive Secretary  
Associate Planner