



PLACERVILLE PLANNING COMMISSION

Regular Meeting Minutes

Tuesday, April 15, 2025

6:00 PM

Town Hall

549 Main Street, Placerville, CA 95667

Planning Commission Members

Kris Kiehne, Chair

Amy Lepper

Alyssa Stratton

Catherine Silvester

Kirk Smith

Minutes

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 Drobesch 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 Drobesch.

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 internal fence (right side) walking up to the building.** 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.

Chairman Kiehne adjourned the meeting at 7:21 pm