

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, MAY 6, 2025, 6:00 P.M.  
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

**CLOSED SESSION:** None Scheduled

---

**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:** Chair Kiehne, Vice Chair Lepper, Commissioner Stratton, *Catherine Silvester and Kirk Smith*

**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 Vice Chair Lepper, seconded by Vice Chair Lepper, moved to approve the agenda as written.*

**Action:** *Motion carried 5-0 on roll call vote:  
Ayes: Kiehne, Lepper, Stratton, Smith, Silvester*

**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 15, 2025**

*Commissioner Silvester pulled the draft minutes for discussion. After a brief discussion, with a single motion by Vice Chair Lepper and seconded by Commissioner Stratton the Minutes were approved under Item 6 Items Pulled from Consent Calendar.*

## 5.2 Approve the McDermott SPR 22-06-E2 Extension of Site Plan Review

*In a single motion Commissioner Silvester, seconded by Vice Chair Lepper, moved to approve the Site Plan extension for SPR 22-06.*

**Action:** *Motioned carried 4-0 on a roll call vote*  
**Ayes:** *Kiehne, Silvester, Lepper, Stratton*  
**Reclused:** *Smith*

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

Commissioner Silvester discussed clarification on the string light location for Item 11.1 - SPR 25-02, Market on Main Exterior Lighting. Adjust the minutes to state, lights can be on the interior of the walk way on the fence heading up to the building.

*In a single motion Vice Chair Lepper, seconded by Commissioner Stratton, moved to approve the Minutes of April 15, 2025 as amended.*

**Action:** *Motion carried 5-0 on roll call vote:*  
**Ayes:** *Kiehne, Lepper, Silvester, Smith, Stratton*

## 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.*

## 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

**10.1. Conditional Use Permit (CUP) 25-01: Allowance of Keeping Hooved Animals.** Consideration of a Conditional Use Permit (CUP) request to: Allow RE uses, specifically the keeping of Hooved Animals.(2) Find the project Categorically Exempt from environmental review pursuant to the

California Environmental Quality Act (CEQA) Section 15305. Applicant: Sandra Martin, property is 0 Madrone Lane, APN: 050-401-050-000 Staff: Carl Cahill, Interim Director of Development Services Department.

*Interim Director Cahill presented the Staff Report. Interim Director Cahill answered questions of the Commission.*

*Public Comment was heard by the applicant Sandra Martin.*

*Public Comment was heard by Ruth Carter, Dina Keltner, Joseph Rondone, Ed Seller, Sheldon Miller*

*In a single motion Vice Chair Lepper, seconded by Commissioner Silvester moved to approve the Conditional Use Permit CUP 25-01 as presented, with additions, and to:*

*I. Make the following findings in support of the Conditional Use Permit (CUP) 25-01 request:*

*Pursuant to the City of Placerville Code of Ordinances, Section 10-3-3, "Certain uses may be permitted in zones in which they are not otherwise outright permitted by this chapter, where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the comprehensive general plan and are not detrimental to surrounding property.*

*The Commission hereby makes the following findings of approval for CUP 25-01:*

- 1. Public Convenience and Welfare: The proposed keeping of hooved animals on a very large, over seven acres, residentially zoned property is desirable for public convenience and welfare, supporting the rural, small-town character valued by the community, consistent with General Plan's overall policy goals, Section 1, "Land Use" and Goal I, Policy 1, Section V, "Natural, Cultural and Scenic Resources" and Zoning Ordinance Section 10-3.*
- 2. General Plan Harmony: The use aligns with General Plan (preserving natural and scenic resources and rural lifestyle), as the 7.64-acre property's size and proposed use conditions will maintain compatibility with surrounding rural residential areas, per Zoning Ordinance Section 10-3-3.*
- 3. Non-Detrimental to Surroundings: The project, as conditioned, will not be detrimental to surrounding properties, with conditions ensuring use related setbacks, fencing, and green buffers to minimize impacts and preserve neighborhood aesthetics, consistent with Zoning Ordinance Section 10-3-3 and General Plan Policy Land Use Goal B (To provide for decent housing in a*

*suitable living environment for every resident of Placerville, while maintaining the rural beauty that is unique to Placerville.)*

4. *Zoning Compliance: The Granting of a conditional use permit for keeping hooved animals as an accessory use to the principal residential use provides for compliance with Zoning Ordinance Section 10-5-2(C) and Section 10-3-3.*
5. *Environmental Protection: Environmental protections, including vegetation preservation, erosion control, and manure management, ensure no significant environmental impact, supporting CEQA exemptions under Sections 15061(b)(3) and 15301, and aligning with General Plan Goal I, Policy 1.1 (protecting natural resources) and Zoning Ordinance Section 10-3-3.*
6. *Public Safety and Standards: The project conditions include fire safety, animal welfare, and shelter requirements, that will uphold public safety and community standards, harmonizing with the General Plan Health and Safety Element overall goal to minimize the public health and safety threats and nuisances to residents and minimize the potential for property damage and loss (ensuring safe development) and Zoning Ordinance Section 10-3-3. The pasturing of grazing hooved animals on the property will assist the property owner in managing vegetation and weeds on the property and will benefit surrounding property owners.*

*II. Approval of CUP 25-01 is based upon the analysis provided in the May 6, 2025, Staff Report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package as well as all other Conditions of Approval set forth herein.*

*The approved plans are as follows:*

1. *Site Plan dated December 2024 and received by the City on April 1, 2025.*
2. *The Use Permit Conditions of Approval 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. The Use Permit shall expire if the 7.64-acre property (APN: 050-401-050-000) is subdivided unless otherwise amended by the Planning Commission.*
3. *Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division, for determination of appropriate procedures.*

4. *Other Applicable Requirements.* The approval of the project is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
5. *Consistent with Zoning Code Section 10-5-4(3), this use permit shall not preclude the use of the land for all types of agricultural activities such as raising crops, fruits and animals, providing that they do not constitute a nuisance to adjoining properties.*
6. *Compliance with Zoning:* The keeping of hooved animals shall be accessory to the principal single-family rural residential use **and shall not exceed two hooved animals per area acre.** The keeping of hooved animals shall not be allowed until the permanent single-family residence is constructed on the property and has received a certificate of occupancy from the City Building Division and the house is occupied by the resident of the property, and all fences and accessory structures necessary for the animal's safekeeping have been constructed
7. *Fencing Requirements:* All areas used for the keeping of hooved animals (pastures, paddocks, corrals) shall be enclosed with durable, secure fencing (e.g., wood, vinyl, or pipe) at least 5 feet in height, meeting City Code standards and blending with the rural aesthetic.
8. *Setback Compliance:* All hooved animal-related structures (barns, shelters, corrals and pasture fences) shall maintain at least 50 feet from all property lines, as per the site plan dated December 2024 **Barns and structures shall maintain a minimum setback of 100-ft from existing dwellings on adjacent properties..**
9. *Odor and Vector Control:* Pastures, corrals, and enclosures shall be maintained free of garbage, and manure accumulation to prevent flies, disease vectors, and offensive odors.
10. *Manure Management:* The applicant shall implement a manure management plan, including regular removal or composting of manure, to maintain a sanitary and odor-free environment.
11. *Erosion and Sedimentation Control:* hooved animal keeping activities shall not cause significant soil erosion or sedimentation on public roads, adjoining properties, or drainage channels. Pastures shall be managed to prevent overgrazing.
12. *Water Quality Protection:* Runoff from animal enclosures and pastures shall be diverted away from waterways and neighboring properties to protect watershed lands, aligning with the City's General Plan Natural and Scenic Resources Element.

13. *Vegetation Preservation: The densely vegetated areas of the property (oak and pine species, under canopy species) shall be preserved to maintain the rural character and habitat, as emphasized in the City's 9/17/2024 report.*
14. *Fire Safety: The applicant shall maintain defensible space around hooved animal-related structures and pastures, complying with Placerville Municipal Code Chapter 16 "Hazardous Vegetation and Combustible Materials".*
15. *Consistent with Zoning Code Section 10-5-4(B), The keeping of hooved animals on the property shall be carried on by a resident of the property, must be incidental to the residential use thereof and shall not be a nuisance to the contiguous properties.*
16. *Animal Welfare: Hooved animals shall be treated humanely, with adequate food, water, shelter, and veterinary care, in compliance with California Penal Code Sections 597 and 597.1, as referenced in.*
17. *Shelter Requirements: Each hooved animal shall have access to a weather-resistant shelter (e.g., barn or loafing shed) designed to protect against heat, cold, and predators.*
18. *Pasture Rotation: Pastures shall be rotated to prevent overgrazing and maintain soil health.*
19. *Signage: Any signage related to hooved animal keeping (e.g., identifying the property or warning of animals) shall comply with the City's sign ordinance (Title 10, Chapter 4) and be limited to non-illuminated signs.*
20. *Code Compliance: Violation of the permit conditions of approval, or other applicable laws are subject to City code enforcement, abatement and penalties as stipulated in Sections 10-3-8 through 10-3-10 of the Zoning Code.*

**Action:** *Motion carried 5-0 on a roll call vote:*  
**Ayes:** *Kiehne, Lepper, Silvester, Smith, Stratton*

**Item 10.2 Conditional Use Permit (CUP) 24-07: Addition of Beauty Shop Uses.** Consideration of a Conditional Use Permit (CUP) request to: (1) Allow for the operation of beauty shop uses (i.e., hair stylist, nail stylist, makeup artist, esthetician, spray tan technician, hair removal, lash stylist) within the existing medical / dental office addressed 3150-3152 Gilmore Street; and (2) Find the request categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Location: 3150-3152 Gilmore Street, Placerville, CA / APN: 003-101-008. Property Owner / Applicant: Joseph Rondone. Staff: Carl Cahill

*Interim Director Cahill presented the Staff Report. Interim Director Cahill answered questions of the commissioners.*

*Public Comment was heard from Ruth Carter*

*In a single motion Vice Chair Lepper, seconded by Commissioner Smith moved to approve the Conditional Use Permit (CUP 24-07) as amended, and to:*

- I. Make the following findings in support of the Conditional Use Permit (CUP) 24-07 establishment of beauty shop / personal uses within the Business Professional (BP) zone:*
  - 1. The project site, APN 003-101-008, contains a two-story, 4,242 square foot commercial building on a total of 0.7-acre parcel, located within the Business Professional (BP) Zone.*
  - 2. The subject site was developed pursuant to the approvals of Site Plan Review (SPR) 81-04, Conditional Use Permit (CUP) 81-06, and Zone Change (ZC) 81-05 to be used for medical and dental offices, including landscaping, building elevations, and 17 parking spaces.*
  - 3. 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 includes the expansion of allowable uses for the site to include beauty shop / personal service uses, which are overall compatible with other professional business offices.*
  - 4. The project request is consistent with Goal C of the Land Use Section and all applicable provisions of Title 10 of the City Municipal Code, as the project: is within an area that is accessible by existing streets; as amended would not negatively impact a sensitive uses receptor; and would repurpose and reinvigorate an existing building.*
  - 5. The proposed use and its operating characteristics are consistent with Zoning Ordinance Section 10-3-3 (Conditional Use Permit) as the use is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the project area and will not result in the creation of a nuisance.*
  - 6. The request is desirable for the development of the community, in that the associated beauty shop services shall directly cater to consumer preferences, contribute to the local economy by creating jobs and fostering social interaction, and will utilize an otherwise vacant building resulting in the revitalization of the area.*
  - 7. Approval is based on Staff's analysis and findings included in the Staff Report dated April 15, 2025.*
- II. Conditionally approve CUP 24-0706 located at 3150 Gilmore Street / APN: 003-101-008, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval included in Attachment 1 of the Staff Report dated April 15, 2025.*
  - 1. Approval of CUP 24-06, authorizing the operation of independent beauty shop / personal service uses, including: hair stylist, nail stylist, makeup artist, esthetician, spray tan technician, hair removal, and lash*

~~stylist~~, at 3150 Gilmore Street (APN: 003-101-008) and within the Business Professional (BP) Zone. Approval is limited to compliance with the project description and the conditions included herein.

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. Staff shall provide an update to the Planning Commission regarding parking twelve (12) months following approval
4. ~~3150 Gilmore Street beauty shop / personal service uses shall be restricted to the following hours of operation: Monday – Saturday, 9:00 am – 9:00 pm.~~
5. The Property Owner is responsible for providing each tenant with a copy of CUP 24-07 Conditions of Approval.
6. The Property Owner is responsible for providing a sign directory for 3150 Gilmore Street, located either in the waiting room or just outside the primary entrance. The sign directory shall be submitted to the Development Services Department prior to installation.
7. 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.
8. This CUP shall become null and void should the use discontinue for 18 months.
9. 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.
10. The CUP may be revoked, amended, or suspended by the Planning Commission under the provisions of Zoning Ordinance Section 10-3-6(D).

**Action:** *Motion carried 5-0 on roll call vote*  
**Ayes:** *Silvester, Lepper, Kiehne, Stratton, Smith*

**22. CONTINUED ITEMS:** *None*

**23. NEW BUSINESS:** *None.*

## **24. MATTERS FROM COMMISSIONERS AND STAFF**

### **a. 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.).*

**b. 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.*

*Vice Chair Lepper submitted to the Commissioners her recently updated Inventory Lists of our Historic Markers Inventory, Historic Residential Addresses and Historic Significant Addresses.*

*Chair Kiehne shared information on a Webinar on Historic Districts. Chair Kiehne will share the Webinar with Staff.*

**25. ADJOURNMENT**

*Chair Kiehne adjourned the meeting at 9:16 p.m.*