

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, NOVEMBER 15, 2022, 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 Gotberg 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 Gotberg, Kiehne, Lepper, List

**Members Absent:** Frenn

**Staff Present:** Development Services Director Rivas, I.T. Director Tanger

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

**4. ADOPTION OF AGENDA:**

*Motion: In a single motion Commissioner Kiehne, second by Commissioner List, moved to approve the Agenda. Motion carried 4-0.*

**5. CONSENT CALENDAR:**

**5.1. Approve the minutes of the Regular Planning Commission Meeting of October 4, 2022**

*Motion: In a single motion, Commissioner Kiehne, seconded by Commissioner Lepper, moved to approve the Consent Calendar; approving the October 4, 2022 minutes as presented. Motion carried 4-0 vote.*

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

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

*Kathy Dunkak, El Dorado County Fair Association Chief Executive Officer, spoke in opposition to the proposed Placerville Armory affordable housing project. Written materials were submitted to the Commissioners which included: October 5, 2022 letter from the Fair Board to Terry Ash, State General Services and Jamboree Housing Corp.; June 7, 2022 letter from Dedrian Kobervig to the State General Services; and an information sheet of the history of the Placerville Armory site (undated).*

**8. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS:** *None received.*

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

## 10. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

**10.1 Site Plan Review (STR) 15-04-R and Variance (VAR) 22-02:** Consideration of request to revise the previously approved Site Plan Review (SPR) 15-04 (Outbreak Brewing) for building and site improvements to accommodate Burning Barrel Brewing and Spirits. Request for continuation. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption, Section 15301. LOCATION: 640 Main Street, Placerville, Zone: C (Commercial).

*Director Rivas presented the staff memorandum dated November 15, 2022 requesting that the item be continued to the December 6, 2022 regular scheduled meeting.*

*Following discussion by Commission, Commissioner Lepper, seconded by Commissioner Kiehne, made a motion to approve staff's recommendation to continue the item to the December 6, 2022 regular scheduled meeting.*

*Action: Motion approved 4-0 on roll call vote:*

*Ayes: Gotberg, Kiehne, Lepper, List*

*Nays: None*

*Abstain: None*

*Absent: Frenn*

**10.2 Conditional Use Permit (CUP) 80-07:** Revocation of Conditional Use Permit (CUP) 80-07 for address 558 Placerville Drive for abandonment of use and failure to complete the required Conditions of Approval. ENVIRONMENTAL DETERMINATION: California Environmental Quality Act Categorical Exemption Class 21, Section 15321(a), Enforcement Actions by Regulatory Agencies; LOCATION: 558 Placerville Drive, Placerville, CA. A.P.N.: 323-580-001; Zone: C (Commercial).

*Director Rivas presented the staff report dated November 15, 2022 recommending revocation of Conditional Use Permit 80-07.*

*Following discussion by Commission, Commissioner Kiehne, seconded by Commissioner List, made a motion to approved staff's recommendation to revoke Conditional Use Permit 80-07, and to:*

- I. Adopt the Staff Report as part of the Public Record.*
- II. Make the following findings of fact in support of the revocation of Conditional Use Permit 80-07:*
  - 1. The approved conditions of approval for CUP 80-07 have never been completely satisfied to date.*

2. *The property has been under active code enforcement since February 2018 and continues to be under code enforcement to the point of fines being levied against the property owner.*
  3. *City staff has diligently attempted to bring the property into compliance without success. Refer to Attachment 1, Code Enforcement Log, to the staff report.*
  4. *The City has recorded a Notice of Noncompliance against the property.*
- III. *The Planning Commission finds that the conditions of the conditional use permit have not been met and hereby revokes CUP 80-07 in accordance with City Code Section 10-3-6(D) and (E).*

Action: *Motion approved 4-0 on roll call vote:*

Ayes: *Gotberg, Kiehne, Lepper, List*

Nays: *None*

Absent: *Frenn*

**10.3 Revised 2021-2029 Housing Element Update – General Plan Amendment (GPA)**

**20-01:** Request for Planning Commission to forward a recommendation to the City Council to approve the Revised 2021-2029 Housing Element Update.

*Director Rivas presented the staff report dated November 15, 2022 recommending that the Commission forward a recommendation to approve General Plan Amendment 20-01 approving the revised 2021-2029 Housing Element.*

1. *Make the following findings:*

(A) *The amendments to the City of Placerville 2013-2021 General Plan Housing Element Negative Declaration (ND) (State Clearinghouse Number 2013122012) prepared for the 2021-2029 Housing Element, which adequately addressed the potential physical impacts associated with implementation of the proposed 2021-2029 City of Placerville Housing Element;*

(B) *The 2021-2029 Housing Element has been prepared, consisting of General Plan Amendment (GPA) 20-01, containing goals, policies, programs, and quantified objectives to meet projected housing needs to comply with State housing element law (Article 10.6 of the California Government Code).*

(C) *Public comments received have been considered and incorporated in to the 2021-2029 Housing Element, where appropriate.*

2. *Forward a recommendation to the City Council to approve the amendments to the 2013-2021 General Plan Housing Element Negative Declaration for the 2021-2029 Housing Element, and to adopt GPA20-01, adopting the amendments to the 2021-2029 Housing*

Element of the City of Placerville General Plan; and to include the following additional revision to Program B-3 Objective as recommended by staff:

Improve housing accessibility for persons with disabilities through ~~10 requests for reasonable accommodation,~~ annual improvements to accessibility of public facilities, ~~and~~ 10 percent of new units accessible for persons with disabilities, and the consideration of all requests for reasonable accommodation in accordance with Zoning Ordinance Section 10-3-12 - Requests for Reasonable Accommodations.

Action: Motion approved 3-1 on roll call vote:

Ayes: Gotberg, Kiehne, Lepper

Nays: List

Abstain: None

Absent: Frenn

Staff informed the Commission and the public that Housing Element will be considered by the City Council for adoption on December 13, 2022.

**11. CONTINUED ITEMS:** None

**12. NEW BUSINESS:** None

**13. MATTERS FROM COMMISSIONERS AND STAFF:**

**13.1. Staff Reports:**

Mr. Rivas provided to the Planning Commission a brief report on the status of the Mallard and Middletown affordable housing project and that escrow for property acquisition for both properties should close by the end of this week.

**13.2. Planning Commission Matters:**

The next Regularly Scheduled Planning Commission meeting will take place December 6, 2022 at 6:00 p.m.

**14. ADJOURNMENT**

Chair Gotberg adjourned the meeting at 6:45 p.m.



Pierre Rivas, Executive Secretary  
Development Services Director