

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, AUGUST 15, 2023, 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 Frenn 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:** Carter, Chair Frenn, Vice Chair Kiehne, Lepper, Smith  
**Members Absent:** None  
**Staff Present:** Development Services Director Rivas, Associate Planner Hunter, Senior Management Analyst McCargar

**3. CLOSED SESSION REPORT:**

*None scheduled.*

**4. ADOPTION OF AGENDA:**

*Motion: In a single motion Commissioner Kiehne, second by Commissioner Smith, moved to approve the Agenda as amended, moving Item 9.1 after Item 12. Motion carried 5-0.*

**5. CONSENT CALENDAR:**

**5.1. Approve the minutes of the Regular Planning Commission Meeting of June 20, 2023**

*In a single motion, Commissioner Lepper, seconded by Commissioner Carter, moved to approve the Minutes of the Regular Planning Commission Meeting of June 20, 2023. Commissioner Kiehne abstained. Motion carried 4-0-1.*

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

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

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

**9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:**

**9.1. Presentation by the Heritage Association of El Dorado County: “Proposal to the City Council” (Item 9.1 moved to follow Item 12)**

*Kirk Smith, President of the Heritage Association of El Dorado County provided presentation of the proposal submitted for City Council consideration, requesting funding to support an update of the Historic Resources Inventory.*

*Public Comment by Weston Dewalt.*

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

**10.1. Site Plan Review (SPR) 99-05-R: Historic Review.** Consideration of a Site Plan Review application within the Multi-Family Residential / Historic District Zone to modify an existing single-family residence to: (1) Remove rotted stairs, decking, railing, and balusters as needed; (2) Replace stairs, railing and balusters with similar materials and style; (3) Replace wood decking with composite decking; and (4) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and Section 15331. Environmental Determination: Categorically exempt from CEQA per CEQA Guidelines Section 15301. Location: 3059 Cedar Ravine Road, Placerville, CA. APN: 004-011-026. Property Owner: Phillip and Kathie Darnell. Staff: Kristen Hunter.

*Associate Planner Hunter presented the Staff Report dated August 15, 2023. Director Rivas and Associate Planner Hunter answered questions of the Commission.*

*Public comment was heard by the Applicant, Philip Darnell, and Mack Storton.*

*In a single motion, Commissioner Frenn, seconded by Commissioner Smith, made a motion to continue the item off calendar for a period not to exceed six (6) months. Commissioner Kiehne recommended a modification to the motion to include a requirement to have the applicant work with Staff to provide rational and/or evidence in support of a finding to support the use of Trex rather than wood. Commissioner Frenn amended his motion to include the modification. Seconded by Commissioner Smith.*

*Action: Motion approved 5-0 on roll call vote:  
Ayes: Carter, Frenn, Kiehne, Lepper, Smith  
Nays: None  
Absent: None*

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

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

**12. NEW BUSINESS:** *None.*

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

**13.1. Staff Reports:**

*Director Rivas informed the Commission that the joint City Council and Planning Commission workshop regarding implementation of the Secretary of Interior Standards is scheduled for August 29, 2023 at 4:00 pm in Town Hall. Staff informed the Commission that ECORP has been selected to present and facilitate the joint workshop.*


**13.2. Planning Commission Matters:**

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

*(Discussion occurred under Item 9.1)*

**14. ADJOURNMENT**

*Chair Frenn adjourned the meeting at 9:12 p.m.*



Pierre Rivas, Executive Secretary  
Development Services Director