



PLACERVILLE PLANNING COMMISSION

**Special Meeting
Tuesday, September 15,
2026
6:00 PM**

Town Hall
549 Main Street, Placerville, CA 95667

Planning Commission Members

Kris Kiehne, Chair
Mica Raas
Alyssa Stratton
Catherine Silvester
Kirk Smith

AGENDA

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

2. ROLL CALL: Chair Kiehne, Commissioner Silvester, Commissioner Smith, Commissioner Stratton, and Commissioner Raas

3. DISCUSSION ITEMS:

3.1 The Chair Calls for Nominations for Vice-Chair – The Chair will call for a motion and a second to nominate candidate(s) within the Planning Commission for the position of Vice-Chair. The Vice-Chair will serve until March 2027. A roll call vote will be taken and following a majority vote for the election of Vice-Chair, the regular order of business will resume.

4. CLOSED SESSION REPORT: *None*

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 Special Planning Commission Meeting of June 16, 2026](#)

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

7. ITEMS OF INTEREST TO THE PUBLIC/PUBLIC COMMENT– NON-AGENDA ITEMS

This portion of the meeting is reserved for people 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 - None

8.1. *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.*

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:

9.1. Recognition of former Planning Commissioner Amy Lepper

10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS

10.1 [CONDITIONAL USE PERMIT \(CUP\) 07-01R1 1364 Ruthhaven Rd.](#) Consideration of a request to amend Conditional Use Permit (CUP) 07-01 to allow the property to reestablish the previous use as a residential care facility to allow a 9-bed congregate living health facility, tenant improvements and parking lot improvements, in the Single Family Residential - 20,000 sq. ft. minimum (R1-20) zone located on a 0.58-acre parcel located at 1364 Ruthhaven Road (APN 049-340-041). Categorically Exempt from CEQA Guidelines Section 15061(b)(3) (Common Sense) & 15301 (Existing Facilities).

10.1.1 [Attachement A: Site Plan](#)

10.1.2 [Attachement B: Draft Conditions of Approvals](#)

10.1.3 [Attachement C: General Plan Land Use Designation](#)

10.1.4 [Attachement D: Zoning Map](#)

10.1.5 [Attachement E: Aerial Photograph](#)

10.2 [SITE PLAN REVIEW \(SPR\) 21-04R2 – GOLD COUNTRY INN.](#) Consideration of a request to renew/extend Site Plan Review SPR 21-04 and SPR 21-04-R for exterior modifications to an existing motel (Gold Country Inn) located at 1332 & 1340 Broadway. The project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

10.2.1 [Attachement A: SPR21-04-R Approved Plans](#)

10.2.2 [Attachment B: Draft Conditions of Approval](#)

10.2.3 [Attachment C: General Plan Land Use Designation](#)

10.2.4 [Attachment D: Zoning Map](#)

10.2.5 [Attachment E: Aerial Photograph](#)

10.3 [SITE PLAN REVIEW \(SPR\) 26-01 WESTERN SLOPE HEALTH CENTER.](#) Consideration of a Site Plan Review application for the placement of an approximately 740 SF administrative/storage trailer (portable modular structure) on the existing Western Slope Health Center site in the BP (Business-Professional) zone. The trailer is proposed for storage and supplemental administrative office space for existing staffing (no increase in staff count). The request includes related site plan details addressing setbacks, parking, and utility connection.

10.3.1 [Attachement A: Site Plan](#)

10.3.2 [Attachement B: Draft Conditions of Approval](#)

10.3.3 [Attachement C: General Plan Land Use Designation](#)

10.3.4 [Attachement D: Zoning Map](#)

10.3.5 [Attachement E: Aerial Photograph](#)

11. CONTINUED BUSINESS- None

12. NEW BUSINESS- None

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.).

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.

13.2.1 [Biennial Review of the General Plan Policy Document and Status Update on General Plan Implementation Programs](#)

Item 13.2.1 [Attachement A Section VIII Administration and Implementation](#)

Item 13.2.2 [Attachement B GP Implementation Table 9.2026](#)

13.2.2 Historic Design Guidelines

Attachement A: [Planning Commission](#)

Attachement B: [City Manager Memorandum to the Planning Commission](#)

Attachement C: [Draft Recommendations for Framework](#)

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 until 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.

GOVERNING REGULATIONS AND RULES: The Commission conducts all meetings in accordance with the "Ralph M. Brown Act" (California Government Code Sections 54950, et seq.), per the City's Committee, Commissions & Board Policy Manual (City Council Resolution No. 7578), and the Planning Commission Bylaws.

MEETING ACCESS: The City of Placerville wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours before the meeting, if possible.

CELL PHONES: The Planning Commission appreciates your cooperation in turning off all cell phones.

AVAILABLE INFORMATION: Materials related to items on this Agenda are available for public review in the Development Services Department at City Hall, 3101 Center Street, 2nd floor, during normal business hours. Agendas and Staff Reports are also made available online at the Planning Commission Agenda webpage.

OPPORTUNITY TO APPEAL: Any aggrieved person or persons dissatisfied with a Planning Commission decision may appeal that decision to the City Council within 10 calendar days per Government Code Section 65009. Appeals can be made by any interested party by submittal of a written appeal request and appeal fee to the Placerville City Clerk, 3101 Center Street, Placerville, California, 95667.

PUBLIC COMMENT: Speakers shall step up to the podium microphone to address the Commission and are limited to a presentation of three (3) minutes, unless otherwise determined by the Chair. Groups or organizations are encouraged to select a spokesperson to speak on their behalf.

WRITTEN COMMENT: You may submit your comments by e-mail to pv.planning@gmail.com, or in-person at the Development Services Department, City Hall – 2nd Floor, 3101 Center Street, Placerville, CA 95667. Interested parties are encouraged to provide written materials at least seven (7) days prior to the public hearing to allow distribution with the Planning Commission's agenda and provide adequate time for review by the Planning Commission. Written comments received after the Tuesday prior to the public hearing will be provided to the members of the Planning Commission and will be placed on the back table for public review as part of the full agenda packet.

CERTIFICATION OF AGENDA POSTING

I, declare that the foregoing Agenda for the September 15, 2026 Special Meeting of the Placerville Planning Commission was posted and available for review on September 11, 2026 at the City Hall of the City of Placerville, 3101 Center Street, Placerville CA 95667, and Town Hall located at 549 Main Street, Placerville CA 95667. The agenda is also available on the City website at www.cityofplacerville.org

Attest: *Deana Watkins-Howey*
Deana Watkins-Howey
Development Technician