PLACERVILLE PLANNING COMMISSION
Special Meeting
Tuesday, June 16, 2026
6:00 PM

Town Hall
549 Main Street, Placerville, CA 95667

Planning Commission Members
Kris Kiehne, Chair
Amy Lepper, Vice Chair
Alyssa Stratton
Catherine Silvester
Kirk Smith

MINUTES

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**
   Meeting was called to order by Chair Kiehne at 6:03 pm

2. **ROLL CALL:** *Present: Chair Kiehne, Commissioner Smith, Commissioner Stratton, Commissioner Silvester*

   Commissioner Lepper resigned from her position as of this meeting due to moving out of the City of Placerville.

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

4. **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.

   4.1. Approve the Minutes of the Special Planning Commission Meeting of May 19, 2026

   Minutes were pulled by Chair Kiehne

5. **ITEMS PULLED FROM CONSENT CALENDAR (if applicable)**

   Item 4.1 Approve the Minutes of the Special Planning Commission Meeting of May 19, 2026

   Chair Kiehne wanted to be sure the minutes reflected making sure the word "in-kind, or compatible substitute" is used when speaking of our design criteria for the Historic Districts.

6. **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.

   Public Comments: Larry Robinson, Resident of Placerville – Disappointed about Wagon Train, and Placerville Car Show. Mr. Robinson was informed his concerns should be brought to the next City Council Meeting since they have purview of Special Events.

7. 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

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

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS

9.1. Site Plan Review (SPR) 21-03-E4, Variances (VAR) 21-01-E4 and 21-02-E4 a request for a six (6) month extension for the Mackinaw Hotel, a 112-room hotel, including variances for building height and allowed compact parking stalls located at 3001 Jacquier Road/APN: 048-290-042 & -038.

9.1.1 Att. A B. Miller E-Mail re Ext.5.19.26
9.1.2 Att. B Final COA's SPR21-02-E, VAR 21-01-E, VAR 21-E

Carole Kendrick, Director of Development Services, presented her staff report for Item 9.1

No Public Comments

There was discussion amongst the commissioners stating that this is the final extension that can be granted for this entitlement. They will need to apply for a building permit prior to the expiration of this extension.

A motion was made by Commissioner Smith and seconded by Commissioner Stratton.

In a Roll Call Vote, the item passed. 4-0

Yay: 4 Chair Kiehne, Commissioner Smith, Commission Stratton, Commissioner Silvester
Nay: 0

9.2. General Plan Amendment GPA 26-03 and Zone Change ZC 26-03 to Apply the Housing Opportunity (HO) Overlay to 2752 Coloma St (also known as State Highway 49) (APN: 001-092-027); and Recommendation to Adopt a Mitigated Negative Declaration (MND).

9.2.1 Att.A PC RESO ZC 26-03/ GPA 26-03
9.2.2 Att.B CC Ordinance ZC 26-03-GPA 26-03 Coloma St
9.2.3 Att C 2752 Coloma Street ZC CPA Map Exhibit
9.2.4 Att.D Initial Study Mitigated Negative Declaration
9.2.5 Att.E NOI to adopt MND
9.2.6 Att.F Housing Element Program A-3
9.2.7 Att.G HCD HE Cert Letter
9.2.8 Att.H HCD-LOI-120325
9.2.9 Att.I DS Response to 12.3.25 HCD LOI
9.2.10 Att.J Gutzman Letter
9.2.11 Att.K Miller Letter
9.2.12 Att.L Quiring Letter
9.2.13 Att.M Tarasov Letter
9.2.14 Att.N Coppedge Letter
9.2.15 Att.O Read Letter
9.2.16 Att.P Mizel Letter
9.2.17 Att.Q Proof of Publication

Carole Kendrick, Director of Development Services, presented the Staff Report for Item 9.2. The Department received seven written comments on this item. One letter had 24 signatures.

Public Comment: Chris Teter, Larry Robinson, George Raymond, Max Meiselle, Philip Kaufman, Dr. Jeff Little and his Wife Jan Little, Sue Taylor, Dave Bryman, Hana Joy, Kathy Lishman, Owners of 843 Hillcrest, and Patty Farington

After a long discussion amongst the Commissioners a motion was made. Chair Kiehne was motioned and it was seconded by Commissioner Silvester that the Planning Commission deny the recommendation to accept the Housing Overlay and Zone Change at the location of 2752 Coloma Rd. in Placerville due to the traffic concerns presented by the public. It was requested that Carole reach out to HCD with the public comments and report back to the Commissioners before the denial was forwarded to the City Council.

In a Roll Call Vote, the Item passed 4-0:
Yay: 4 Chair Kiehne, Commissioner Silvester, Commissioner Stratton and Commissioner Smith
Nay: 0

9.3. Appeal (APP) 26-01 "Vista Sotheby's International Realty" to appeal of an Administrative Staff Determination classifying the property occupancy at 413 Main Street, Vista Realty, Inc. (Vista Sotheby's International Realty), as a "Formula Business" under PMC §10-1-4.

- 9.3.1 Att.A Resolution
- 9.3.2 Att.B Vista Realty dba Sotheby's International Appeal Packet
- 9.3.3 Att.C CE-2026-063 NTC 5.06.2026
- 9.3.4 Att.D Email between Appellant and DS Staff

Chair Kiehne recused herself since she was the complainant on this Item.
Commissioner Smith was elected temporary chair in the Chair Kiehne's absence.

Item 9.3 was presented by Carole Kendrick, Director of Development Services.

A motion was made by Commissioner Stratton and seconded by Commissioner Silvester to uphold the Director's administrative decision to deny their appeal.

In a Roll Call Vote, the Item passed 3-0-1:
Yay: 3 Commissioner Smith, Commissioner Stratton and Commissioner Silvester
Nay: 0
Abstained: 1 Chair Kiehne

9.4. General Plan Amendment (GPA) 26-04 and Zone Change (ZC) 26-04 a request to (1) Approve General Plan Amendment GPA 26-04 changing the General Plan Land Use Designation from High Density Residential (HDR) to Highway Commercial (HWC) for Parcels A and B; (2) Approve Zone Change ZC 26-04 changing the zoning from Medium Density Multi-Family Residential (R-3) to Highway Commercial (HWC) for Parcels A and B; (3) Apply the Housing Opportunity (HO) Overlay to Parcels B and C (Parcel C is already zoned R-3); and (4) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Sections 15061(b)(3) and 15301 (Existing Facilities), and subject to SB 330.

- 9.4.1 Att.A Site Plan
- 9.4.2 Att.B General Plan Land Use Designation
- 9.4.3 Att.C Zoning Map
- 9.4.4 Att.D Aerial Photograph
- 9.4.5 Att.E Proof of Publication

Presented by Carole Kendrick, Director of Development Services, this item had some technical difficulties and would have to be taken off the Calendar. The project may come back looking differently then what it would have been today as the owner is looking for alternatives that would allow him to re-open the restaurant on the parcel.

A motion was made by Commissioner Silvester and seconded by Commissioner Smith to take Item 9.4 off the Calendar

CONTINUED ITEMS:

9.5. Approve the Minutes of the Regular Planning Commission Meeting of May 5, 2026

A motion was made by Chair Kiehne and seconded by Commissioner Stratton to approved the Minutes from the May 5, 2026 Planning Commission Meeting.

Yay: 3 Chair Kiehne, Commissioner Smith and Commissioner Stratton
Nay: 0
Abstained: 1 Commissioner Silvester

10. NEW BUSINESS: *None*

11. MATTERS FROM COMMISSIONERS AND STAFF

11.1. 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.).

11.2. 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.

11.2.1 Historic Design Guidelines update

The Commission created a memo to provide to City Council on the Historic District Guidelines. The letter identifies the priorities and timelines the Commission has identified in creating Guidelines for the Historic Districts in Placerville.

A motion was made by Commissioner Silvester and seconded by Commissioner Stratton to provide the memo to City Council.

In a voice vote, the motion passed 3-1

Yay: 3 Chair Kiehne, Commissioner Silvester and Commissioner Stratton

Nay: 1 Commissioner Smith

13.1 Adjournment

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

Chair Kiehne called the meeting adjourned at 8:39 pm