PLACERVILLE SPECIAL PLANNING COMMISSION
Wednesday, November 17, 2026
6:00 PM

Town Hall
549 Main Street, Placerville, CA 95667

Planning Commission Members
Kris Kiehne, Chair
Catherine Silvester, Vice Chair
Mica Raas
Alyssa Stratton
Kirk Smith

AGENDA

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

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

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

4. **CONSENT CALENDAR:** ***None***

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

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.

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.

8. **PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS:** *None.*
   - **8.1. Assembly Bill (AB) 1751 –** ***Missing Middle Townhome Ownership Act.***
     - 8.1.1 **Attachment A – Assembly Bill (AB) 1751**

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS

9.1. SITE PLAN REVIEW (SPR) 25-05 – WOODRIDGE EAST APARTMENTS - Consideration of request to: (1) expansion of the parking lot at 2811 Cold Springs Road (APN: 323-440-022) for the Woodridge East Apartment Complex. This proposal would involve the construction of two new tenant parking lots, East Lot (29 parking spaces) and West Lot (14 parking spaces). The goal is to reduce on-street tenant parking as there are typically 22 vehicles parked along Woodridge court at a time. In addition to the parking lot, the property owner is proposing construction of a 1,190 LF, 8-foot-wide walking trail in the East Lot/Northeast portion of the property. The construction would include grading, paving, landscape, irrigation and solar lighting.

9.2. ZONING CODE AMENDMENT (ZC) 26-11 – BUILDING PERMIT EXCEPTIONS/SETBACKS – Consideration of a request to amend the Placerville Municipal Code via Zoning Ordinance Amendment (ZOA) 26-11, proposing an amendment to Section 3 to Title 10, Chapter 4 (10-4-3: Yards) to remove standard zoning setback requirements for minor detached accessory structures that are exempt from a building permit under the CBC (e.g., structures under 120 square feet), while maintaining strict fire safety and life-safety setback compliance.; and a determination that the amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

- 9.2.1 Attachment A – City Council Ordinance draft
- 9.2.2 Attachment B – Planning Commission Resolution No. 2026-17 draft
- 9.2.3 Attachment C – Proof of Publication

9.3. ZONING ORDINANCE AMENDMENT (ZOA) 26-08 – SIDE YARD SETBACKS R1-6 AND R1-10 – Consideration of a request to amend the Placerville Municipal Code via Zoning Ordinance Amendment (ZOA) 26-08, proposing an amendment to Title 10, Chapter 5, Sections 10-5-7 and 10-5-8 of the City of Placerville Municipal Code to reduce and standardize the minimum interior side yard setbacks to 5 feet and corner lot side yard setbacks to 10 feet within the Single-Family Residential (R1-6) and Single-Family Residential (R1-10) zoning districts, replacing existing restrictive percentage-of-width formulas; and a determination that the amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

- 9.3.1 Attachment A – City Council Ordinance draft
- 9.3.2 Attachment B – Planning Commission Resolution No. 2026-18 draft
- 9.3.3 Attachment C – Proof of Publication

9.4. ZONING ORDINANCE AMENDMENT (ZOA) 26-09 – AB1738 REMOTE VIRTUAL INSPECTIONS - Consideration of a request to amend the Placerville Municipal Code via Ordinance Amendment (ZOA) 26-09, proposing to add Section 11 to Title 4, Chapter 1 (4-1-11: Remote Virtual Inspections) to implement state-mandated remote inspection options for qualifying residential projects required by Assembly Bill 1738 (AB 1738); and a determination that the amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

- 9.4.1 Attachment A – Assembly Bill (AB) 1738
- 9.4.2 Attachment B - City Council Ordinance draft
- 9.4.3 Attachment C – Planning Commission Resolution No. 2026-16 draft
- 9.4.4 Attachment D – Proof of Publication

9.5. ZONING ORDINANCE AMENDMENT (ZOA) 26-10 – AB1572 POTABLE WATER/TURF - Consideration of the request to amend Title 10, Chapter 6 of the Placerville Municipal Code to Adopt the El Dorado Irrigation Districts Code (Administrative Regulation 1042) "Nonfunctional Turf Prohibitions"); and a determination that the amendment is exempt from environmental review pursuant to

California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

9.5.1 Attachment A – Assembly Bill (AB) 1572
9.5.2 Attachment B – EID Administrative Regulation 1042
9.5.3 Attachment C - City Council Ordinance draft
9.5.4 Attachment D – Planning Commission Resolution No. 2026-16 draft
9.5.5 Attachment E – Proof of Publication

10. CONTINUED ITEMS: *None.*

11. NEW BUSINESS: *None*

12. MATTERS FROM COMMISSIONERS AND STAFF

12.1. 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.).

12.2. 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. 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, Monday through Thursday 9:00 a.m. to 5:00 p.m. 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 November 17, 2026, Special Meeting of the Placerville Planning Commission was posted and available for review on November 12, 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: Carole Kendrick
Carole Kendrick
Director of Development Services