

PENDING COMMERCIAL PROJECTS	
Project Name - File Number Location Applicant / Developer Info	Request and Application Status
600 PLACERVILLE DRIVE – CONDITIONAL USE PERMIT (CUP 25-03) SITE PLAN REVIEW (SPR 25-04) & MASTER SIGN PLAN (MSP 25-01) APN: 323-280-028 Property Owner: Home Depot USA, Inc. Applicant: Lars Andersen & Associates c/o Cassandra Permenter	<p>Consideration of adding a Tool Rental Center at the existing Home Depot</p> <p>CUP Application Information: Conditional Use Permit Application • Conditional Use Questionnaire • Conditional Use Project Description CUP Site Plan</p> <p>SPR Application Information: Site Plan Review Application • SPR Project Description • SPR Site Plan</p> <p>MSP Application Information:</p> <p>PC: June 17, 2025</p>
31 FAIR LANE – SITE PLAN REVIEW (SPR) 76-19-R APN: Zoning: Property Owner: Representative:	<p>Consideration of a request to amend the existing Master Sign Plan for Grocery Outlet.</p> <p>Application Information: Master Sign Plan Application • Plan Set • Narrative • Site Plan Review Application • SPR Narrative • SPR Plan Set</p> <p>PC: April 1, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Exterior Modification Plans • Att 3 – Master Sign Plan Amendment Plans</p>
585 MAIN STREET – SITE PLAN REVIEW (SPR) 25-02 APN: 002-151-013 Zoning: Central Business District (CBD) Property Owner/Applicant: Siri & Beau Cleveland Representative: Charissa Dunlap, Market on Main	<p>Consideration of a Site Plan Review request to approve existing unpermitted string lighting along the front façade and fence line of 585 Main Street.</p> <p>Application Information</p> <p>PC: March 18, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package • Att 3 – Resolution 5873</p> <p><i>Continued by the Planning Commission to date certain, April 15, 2025.</i></p> <p>PC: April 15, 2025</p>

3150-3152 GILMORE STREET – CONDITIONAL USE PERMIT (CUP) 24-07 APN: 003-101-008 Zoning: Business Professional (BP) Property Owner / Applicant: Joseph Rondone	<p>Consideration of a request to allow beauty shop uses within the existing structure addressed 3150-3152 Gilmore Street.</p> <p>Application Information: Conditional Use Permit Application • CUP Questionnaire Responses • Plan Set</p> <p>PC: TBD</p>
696 MAIN STREET – CONDITIONAL USE PERMIT (CUP) 24-04 APN: 004-031-020 Zoning: Commercial (C) Applicant: SNES Properties LLC / Salameh Nasar Representative: Wendy Shesid Novoa	<p>Consideration of a request to install two (2) grills in the exterior patio of the existing bar and grill.</p> <p>Application Information: Application • Grill Specifications • Site Photographs • Questionnaire • Site Plan & Floor Plan</p> <p>PC: TBD</p>
1240 BROADWAY – SITE PLAN REVIEW (SPR) 83-05-R APN: 004-261-022 Zoning: Highway Commercial / Airport Overlay (HWC / AO) Applicant / Property Owner: Thomas Concord CA LLC Representative: Phillip Moss, VMI Architecture	<p>Consideration of a request to modify the previously approved Site Plan Review for Taco Bell including the following: Repainting of the exterior to reflect new color scheme; Accessibility modifications and redesign of accessible parking; Removal of rear door and sidelight and infill with matching materials; replace existing wall sconces with new sconces in the same location; replace existing signage; replace existing ordering station, with new menu board and covered speaker.</p> <p>Application Information: Application • Project Description • Plans</p> <p>PC: TBD</p>
665 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 24-04 APN: 323-570-046 Zoning: Commercial (C) Applicant / Property Owner: Sean & Stephanie Cornell	<p>Consideration of a Site Plan Review (SPR) application within the Commercial (C) zone to add a 1,050 square foot garage to the parcel addressed 665 Placerville Drive / APN 323-570-046.</p> <p>Applicant Information: Applicant Submittal Package</p> <p>PC: TBD</p>
3038 ORCHARD LANE, UNIT 1 – SHORT-TERM RENTAL (STR) 22-01 APN: 004-191-053 Zoning: Highway Commercial (HWC) Applicant / Property Owner(s): David and Amber Ross SHORT TERM RENTAL (STR) 22-01-R SHORT TERM RENTAL (STR) 22-01-R2	<p>Short-Term Rental of Unit 1 located at 3038 Orchard Lane.</p> <p>Staff Determination: Approved 12-20-2022. Permit Expiration: 12-20-2023</p> <p>Renewal application of STR 22-01. Staff Determination: Approved April 24, 2024 Permit Expiration: March 7, 2025</p> <p>Renewal application of STR 22-01-R. Staff Determination: TBD</p>

	Permit Expiration: TBD
3038 ORCHARD LANE, UNITS 2-4 – SHORT-TERM RENTAL (STR) 22-02 APN: 004-191-053 Zoning: Highway Commercial (HWC) Applicant / Property Owner(s): David and Amber Ross SHORT TERM RENTAL (STR) 22-02-R SHORT TERM RENTAL (STR) 22-02-R2	Short-Term Rental of Units 2, 3 and 4 located at 3038 Orchard Lane. Staff Determination: Approved November 28, 2022 Permit Expiration: November 28, 2023 Renewal application of STR 22-02. Staff Determination: Approved April 24, 2024 Permit Expiration: March 7, 2025 Renewal application of STR 22-02-R. Staff Determination: TBD Permit Expiration: TBD

APPROVED COMMERCIAL PROJECTS	
Project Name - File Number Location Applicant / Developer Info	Development Type; Use; Action; Expiration Date
901 SPRING STREET – SITE PLAN REVIEW (SPR) 25-01 APN: 001-082-023 Zoning: Business Professional (BP) Property Owner/Applicant: Reginald Rice Representative: Larissa Lujan, Bellagio Salon	Consideration of a Site Plan Review request to approve existing unpermitted string lighting along the front façade of 901 Spring Street. Application Information: SPR Application • Project Description, Site Plan, Elevations, & Specifications PC: March 18, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 - Recommended Conditions of Approval • Att 2 - Applicant Submittal Package <i>Conditionally approved by the Planning Commission, not including the use of multi-colored bulbs for holidays. 10-day appeal period deadline March 28, 2025.</i>
328 MAIN STREET, UNIT B – SHORT-TERM RENTAL (STR) 22-04 APN: 003-121-005 Zoning: Central Business District (CBD) Applicant: Celia Lux Property Owner: Blue Bell Building, LLC SHORT TERM RENTAL (STR) 22-04-R SHORT TERM RENTAL (STR) 22-04-R2	Short-Term Rental of Unit B located at 328 Main Street. Staff Determination: Approved 01-05-2023 Permit Expiration: 01-05-2024 Renewal application of STR 22-04. Staff Determination: Approved February 15, 2024 Permit Expiration: February 15, 2025 Renewal application of STR 22-04-R. Staff Determination: Approved February 20, 2025 Permit Expiration: February 20, 2026
3058 CHAPEL STREET – SHORT-TERM RENTAL (STR) 22-03 APN: 003-071-013 Zoning: Central Business District (CBD) Applicant / Property Owner(s): Lester and Gail Russell SHORT TERM RENTAL (STR) 22-03-R	Short-Term Rental of house located at 3058 Chapel Street. Staff Determination: Approved December 9, 2022 Permit Expiration: December 9, 2023 Renewal application of STR 22-03. Staff Determination: Approved February 23, 2024 Permit Expiration: February 23, 2025

SHORT TERM RENTAL (STR) 22-03-R2	Renewal application of STR 22-03-R. Staff Determination: Approved February 20, 2025 Permit Expiration: February 20, 2026
1216-1252 BROADWAY – SITE PLAN REVIEW (SPR) 78-11-R4 APN: 004-261-023 Zoning: Highway Commercial (HWC) Property Owner: PUBA Properties Applicant: Fred Walker	Consideration of a Site Plan Review (SPR) revision request to approve a revised Master Sign Plan for the existing commercial center, Hangtown Village Square. Application Information PC: February 18, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Application Submittal Documents <i>Conditionally approved by the Planning Commission. 10-day appeal period deadline February 28, 2025.</i>
289 PLACERVILLE DRIVE – CONDITIONAL USE PERMIT (CUP) 78-01-R APN: 323-360-009 Zoning: Commercial (C) Property Owner / Applicant: Kousar Najma	Consideration of a Conditional Use Permit (CUP) revision request to operate a tire shop within the building addressed 289 Placerville Drive, expanding the current automotive sale and service land use for the subject parcel. Application Information: Conditional Use Permit Application • CUP Questionnaire Responses • Plan Set PC: February 4, 2025 – Cancelled due to lack of quorum PC: February 18, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package <i>Conditionally approved by the Planning Commission. 10-day appeal period deadline February 28, 2025.</i>
680 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 24-08 APN: 323-580-010 Zoning: Commercial (C) Property Owner/Applicant: Starburst Properties, LLC Representative: Steven Bailey	Consideration of a request for a Master Sign Plan for the commercial building addressed 680 Placerville Drive. Application Information: Site Plan Review Application • Project Description • Plan Set PC: January 21, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package <i>Conditionally approved by Planning Commission. 10-day appeal period deadline January 31, 2025.</i>

<p>640 MAIN STREET – SITE PLAN REVIEW (SPR) 15-04-R2 APN: 004-011-001 Zoning: Commercial (C) Property Owner / Applicant: Alexander Industries, LLC Representative: Duncan Alexander</p>	<p>Consideration of a Site Plan Review Revision request to install permanent string lighting and two (2) wall mounted heating units for the outdoor seating area for Burning Barrel.</p> <p>Application Information: Site Plan Review Application • Project Description • Site Plan, Specifications, & Photographs</p> <p>PC: January 21, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package</p> <p><i>Conditionally approved by Planning Commission. 10-day appeal period deadline January 31, 2025.</i></p>
<p>564 MAIN STREET – SITE PLAN REVIEW (SPR) 84-01-R & VARIANCE (VAR) 23-04 APN: 003-141-022 Zoning: Central Business District (CBD) Property Owner / Applicant: Brandon Guenther & Shona Campbell, Rocker Oysterfellers (Hangtown Hospitality, LLC)</p>	<p>Consideration of a request to complete exterior alterations to the existing restaurant (Rocker Oysterfeller’s) to: (1) permit the outdoor seating area; (2) modify the front elevation of the building to add new doors and windows; and (3) modify the parking layout and reduce required on-site parking.</p> <p>Application Information: Applicant Submittal Package • Master Sign Plan</p> <p>PC: December 3, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Plan Set (Site Plan, Floor Plan, Elevations, & Photographs) • Att 3 – Site Plan Review Narrative • Att 4 – Variance Narrative • Att 5 – Lighting Information • Att 6 – Master Sign Plan Package • Att 7 – Notice of Restriction, Doc No. 99-0041071-00 • Att 8 – Resolution No. 9356 • Att 9 – Public Comment</p> <p><i>Master Sign Plan request continued to January 21, 2025. Planning Commission approval of exterior modifications to the front and rear elevations of 564 Main Street. Shade structure, bar, and tables to be removed and parking restored; total of four (4) tables and sixteen (16) chairs approved for rear alley. Variance request denied.</i></p> <p>PC: January 21, 2025 Agenda • Staff Memorandum to the Planning Commission • Att 1 – December 3, 2024 Planning Commission Staff Report and Recommended Conditions of Approval • Att 2 – December 3, 2024 Planning Commission Minutes, Item 10.2</p> <p><i>Master Sign Plan request conditionally approved by the Planning Commission. 10-day appeal period deadline January 31, 2025.</i></p>
<p>416-428 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 99-09-R APN: 323-400-013 Zoning: Commercial (C) Property Owner/Applicant: John Williams Representative: Jim Dillingham, D&Z Structural Engineering</p>	<p>Consideration of a Site Plan Review (SPR) revision request to: (1) Revise on-site parking, such that parking for the commercial spaces are located behind the building, and landscaping; (2) Memorialization of the revised building elevations; and (3) Approve a Master Sign Plan.</p> <p>Application Information: Site Plan Review Application • Master Sign Plan Application • Project Narrative • Plan Set</p> <p>PC: January 7, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Plan Set • Att 3 – Project Narrative</p>

	Conditionally approved by the Planning Commission. 10-day appeal period deadline January 17, 2025.
2820 COLD SPRINGS ROAD – CONDITIONAL USE PERMIT (CUP) 24-06 APN: 323-450-013 Zoning: Commercial (C) Property Owner/Applicant: Sara Warden	<p>Consideration of a Conditional Use Permit (CUP) request to operate a place of entertainment facility (i.e., celebrations, seminars, meetings, weddings, etc.</p> <p>Application Information: Conditional Use Permit Application • CUP Questionnaire • Plan Set</p> <p>PC: January 7, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal</p> <p>Conditionally approved by the Planning Commission. 10-day appeal period deadline January 17, 2025.</p>
385 MAIN STREET – SPECIAL TEMPORARY USE PERMIT (TUP) 24-14 APN: 001-212-011 Zoning: Central Business District (CBD) Property Owner: Henry Cavigli Applicant: Dana LeBlanc, Sourdough & Co.	<p>Consideration of an outside seating area for Sourdough & Co., including four (4) tables, ten (10) chairs, and a barrel.</p> <p>Application Information</p> <p>PC: December 3, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package</p> <p>Approval of the proposed outdoor dining, with modifications. 10-day appeal period deadline December 13, 2024.</p>
415 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 85-04-R APN: 323-400-003 Zoning: Commercial (C) Property Owner / Applicant: Martha Waddell Olsen Trust Agent: Phillip Terrazas, Minuteman Press / Mountain Mail Representative: Kieth Flaherty, Flaherty Engineering	<p>Consideration of a request to revise the approved Master Sign Plan for Creek Side Center (415 Placerville Drive).</p> <p>Application Information: Applicant Submittal Package</p> <p>PC: October 1, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Elevation & Site Plan • Att 3 - Narrative • Att 4 – Site Photographs • Att 5 – 1994 Sign Package Amendment • Att 6 – 1995 Sign Package Amendment</p> <p>Planning Commission conditionally approved the request. Appeal period deadline October 11, 2024.</p>
1426-1498 BROADWAY – LOT LINE ADJUSTMENT (LLA) 24-03 APN: 004-201-030 & 004-201-028 Zoning: Highway Commercial / Airport Overlay (HWC / AO) Applicant: Leonard Grado, Apple Farm Place, LLC Agent: Bobbie Lebeck P.E.	<p>Consideration of application to adjust boundary lines of Apple Farm Place.</p> <p>Staff Determination: Approved</p>

<p>1228 BROADWAY – SITE PLAN REVIEW (SPR) 99-02-R APN: 004-261-016, -023, & -003 Zoning: Highway Commercial / Airport Overlay (HWC / AO) Applicant / Property Owner: Judy and Steve Puthuff Representative: Mike Ford, All Sign Service</p>	<p>Consideration of a Master Sign Plan revision and Site Plan Review revision within the Highway Commercial / Airport Overlay Zone for Starbucks to: (1) Remove and relocate the pre-sale menu sign; (2) Repaint the existing menu board; and (3) Remove the existing ordering speaker and installing a new Digital Ordering Screen (DOS) with a canopy.</p> <p>Application Information: Application • Project Narrative • Plans</p> <p>PC: September 17, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package</p> <p><i>Conditionally approved by the Planning Commission on September 17, 2024. 10-day appeal period deadline September 27, 2024.</i></p>
<p>535 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 04-02-R APN: 323-480-022 Zoning: Commercial Applicant / Property Owner: Harde / Landis Living Revocable Trust Representative: Jacob Mingle, Placerville Food Co-Op</p>	<p>Consideration of a request to modify the approved sign package for the subject parcel.</p> <p>Application Information: Application • Project Description • Plans</p> <p>PC: September 3, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2- Applicant Submittal Package</p> <p><i>Conditionally approved by the Planning Commission on September 3, 2024. 10-day appeal period deadline September 13, 2024.</i></p>
<p>1426-1480 BROADWAY – SITE PLAN REVIEW (SPR) 23-09-R APN: 004-201-030 Zoning: Highway Commercial (HWC) Property Owner / Applicant: Leonard Grado</p>	<p>Consideration of a major change to the exterior elevations of Apple Farm Place.</p> <p>Application Information: Revised Elevations • Revised Project Narrative • Site Plan • Master Sign Plan Amendment</p> <p>PC: August 20, 2024 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Apple Farm Place Proposed Exterior Modifications vs Approved Elevations • Att 3 – July 18, 2023 Planning Commission Staff Report (SPR 23-09) • Att 4 – SPR 23-09 Approved Documents • Att 5 – Revised Elevations • Att 6 – Project Description • Att 7 – Master Sign Plan Revision (Sign Criteria)</p> <p><i>The Planning Commission conditionally approved the request. 10-day appeal deadline August 30, 2024.</i></p>
<p>3001 JACQUIER ROAD – SITE PLAN REVIEW (SPR) 21-03; VARIANCE (VAR) 21-01; VARIANCE (VAR) 21-02.</p> <p>APN: 048-290-042 (HOTEL); 048-290-044 (PARKING); 048-210-038 (DETENTION BASIN) Applicant: Apple Hill Hospitality LLC.</p>	<p>Request to construct a 106-room hotel including: meeting facilities, guest dining, parking, landscaping and miscellaneous roadway improvements; a variance request to allow an average building height of 46 feet 7 inches in lieu of 40 feet in a Highway Commercial Zone; and a parking variance to allow a total of 44% compact parking stalls in lieu of 20%.</p> <p>The subject site is 3.01 acres generally located north of the intersection of Highway 50 and Point View Drive between Cardinal Drive and Smith Flat Road. Assessor’s Parcel Nos. 048-290-042 (hotel) and -044 (parking); and 2821 Jacquier Road, Assessor’s Parcel No. 048-210-038, a 13.71-acre site to contain a 6.6 acre storm water detention basin. Applicant: Apple Hill Hospitality LLC. Developer: Brett Miller – Eat.Drink.Sleep.</p>

<p>SPR 21-03-E; VAR 21-01-E; VAR 21-02-E</p> <p>SPR 21-03-E2; VAR 21-01-E2; VAR 21-02-E2</p>	<p>Applicant Submittal Package: Application and Supplemental Materials • Plan Set</p> <p>PC Hearing Date: December 21, 2021 Continued to January 4, 2022 <i>Expiration: July 4, 2023, unless a construction permit is obtained and conditions of approval met.</i></p> <p>PC: 7-18-2023: 12 Month Extension Request Agenda • Staff Report • Att 1 • Att 2 • Att 3 Approved; New Expiration: July 5, 2024</p> <p>PC: June 18, 2024 – 12-Month Extension Request Notice of Public Hearing • Agenda • Staff Report • Att 1 – Extension Request (Email, May 28, 2024) • Att 2 – Final Conditions of Approval: SPR 21-03-E, VAR 21-01-E, and VAR 21-02-E • Att 3 – Written Public Comment</p> <p><i>12-month extension request granted. New expiration deadline July 5, 2025.</i></p>
<p>1770 BROADWAY – CONDITIONAL USE PERMIT (CUP) 24-02 APN: 049-190-024 Zoning: Highway Commercial / Airport Overlay (HWC/AO) Property Owner / Applicant: Adrian Navarro</p>	<p>Consideration of a Conditional Use Permit (CUP) application within the Highway Commercial (HWC) zone to establish a recycling center (Town Clean Recycle Center).</p> <p>Applicant Information: Project Description • CUP Questionnaire Responses • Site Plan • Floor Plan • Site Photographs • CUP Application</p> <p>PC: 6/18/2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package</p> <p><i>Conditionally approved; 10-day appeal period deadline June 28, 2024.</i></p>
<p>241, 243, & 245 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 82-12-R APN: 323-360-002 & 325-120-049 Zoning: Commercial (C) Property Owner / Applicant: Leigh Ann Kielty</p>	<p>Consideration of a request for a change in occupancy and placement of sea-land containers.</p> <p>Application Information: Project Narrative • Elevation and Signage • Site Plan • SPR Application</p> <p>PC: May 21, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package Written Public Comment Memorandum – Additional Analysis and Clarification</p> <p><i>Conditionally approved; 10-day appeal period deadline May 31, 2024</i></p>

<p>1216 BROADWAY – SITE PLAN REVIEW (SPR) 78-11-R3 APN: 004-261-023 Zoning: Highway Commercial (HWC) Property Owner: PUBA Properties Applicant: Fred Walker</p>	<p>Consideration of a major change to the exterior elevations of Hangtown Village Square, including the addition of awnings above the windows of 1216 Broadway (Shorty’s Gelato & Bakery) along the western elevation.</p> <p>Application Information: SPR Application • Awning Specifications • Site Plan</p> <p>PC: May 21, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package</p> <p><i>Conditionally approved; 10-day appeal period deadline May 31, 2024.</i></p>
<p>1332 & 1340 BROADWAY – SITE PLAN REVIEW (SPR) 21-04-R APN: 004-131-044 & 042 (MOTEL) Zoning: Highway Commercial / Airport Overlay (HWC/AO) Applicant: GSONS 1332 BROADWAY, LLC.</p>	<p>Consideration of a request for exterior alterations to an existing motel resulting in a major change to an approved Site Plan Review (SPR 21-04), including: (1) Modification of approved glass block in-fill windows to siding with faux windows; and (2) Modification of approved metal railings to maintain the existing wood railings.</p> <p>Applicant Information: Project Description • Elevations • Imagination Millwork Faux Windows</p> <p>PC: April 16, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – SPR 21-04 Final Conditions of Approval (April 5, 2022) • Att 3 – Applicant Submittal Package</p> <p><i>Conditionally approved by Planning Commission; 10 day appeal period deadline April 26, 2024.</i></p>
<p>7533-7559 GREEN VALLEY ROAD – SITE PLAN REVIEW (SPR) 23-08 APN: 325-120-070, -057, & -079 Zoning: Commercial (C) Applicant: Ann McQuillen</p>	<p>Consideration of a Master Sign Plan application for the subject parcels, including wall, projecting, and a monument sign.</p> <p>Applicant Information: Illustrated Narrative • Sign Criteria and Addenda • Combined Drawings • Site Plan • Solar Lights for Monument</p> <p>PC: 03/19/2024 Notice of Public Hearing • Agenda • Staff Report • Att 1: Recommended Conditions of Approval • Att 2: Sign Criteria • Att 3: Ground Sign Site Plan • Att 4: Solar Spotlight Specifications</p> <p><i>Conditionally approved on March 19, 2024; 10-day appeal period deadline March 29, 2024.</i></p>
<p>594 MAIN STREET – CONDITIONAL USE PERMIT (CUP) 24-01 APN: 003-171-003 Zoning: Central Business District (CBD) Property Owner: Kenneth Bell Applicant: Ken Bell, The Prospector</p>	<p>Consideration of Conditional Use Permit to operate a place of entertainment within the existing commercial building located at 594 Main Street.</p> <p>Application Information: Applicant Submittal Package</p> <p>PC: February 6, 2024 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Site Plan, Floor Plans, and Front Elevation • Att 3 – Conditional Use Permit Notes • Att 4 – Noise Level Graphic • Att 5 - Comments • Att 6 – PC Minutes of 04-07-92 • Att 7 – CUP 92-02 Staff Report</p>

	<i>Conditionally approved. 10-day appeal period deadline February 17, 2024.</i>
301-305 MAIN STREET – SPECIAL TEMPORARY USE PERMIT (TUP) 23-13 APN: 001-212-014 & 001-212-013 Zoning: Central Business District (CBD) Property Owner: Tim and Sue Taylor Applicant: Al and Darcy Griffin, Placerville Public House	<p>Consideration of a TUP application within the Central Business District (CBD) Zone: (1) For a sidewalk dining area permit within the public right-of-way, adjacent to Placerville Public House, for six (6) seats and the serving of alcohol.</p> <p>Application Information: Applicant Submittal Package</p> <p>PC: February 6, 2024 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package • Att 3 – Public Comment • Att 4 – Site Photographs</p> <p><i>Conditionally approved. 10-day appeal period deadline February 17, 2024.</i></p>
615 PLACERVILLE DRIVE – CONDITIONAL USE PERMIT (CUP) 23-03 & SITE PLAN REVIEW (SPR) 23-17 APN: 323-480-019 Zoning: Commercial Property Owner: Janet Evgenikos Applicant: Gordon Seguire & Aaron Willson	<p>Consideration of Conditional Use Permit request to operate an automotive service business and a Master Sign Plan application for signage for suites A and B.</p> <p>Application Information: Applicant Submittal Package</p> <p>PC: December 19, 2023 Notice of Public Hearing • Staff Report • Att 1 – CUP Recommended Conditions of Approval • Att 2 – SPR Recommended Conditions of Approval • Att 3 – Site Plan • Att 4 – Floor Plan • Att 5 – Conditional Use Permit (CUP) Questionnaire Responses • Att 6 – Master Sign Plan</p> <p><i>Conditionally approved; 10-day appeal period deadline December 19, 2023.</i></p>
LOT LINE ADJUSTMENT (LLA) 24-01 APN: 003-141-021 & 003-141-006 Zoning: Central Business District (CBD) Property Owner: Lawrence & Dianne Caso	<p>Consideration of application to adjust boundary lines of APNs 003-141-021 and 003-141-006.</p> <p>Staff Determination: Approved</p>
1216-1252 BROADWAY – SITE PLAN REVIEW (SPR) 78-11-R2 APN(s): 004-261-016 & 004-261-023 Zoning: Highway Commercial (HWC) Property Owner: PUBA Properties Applicant: Fred Walker	<p>Consideration of a request to add exterior string lights (market lights) along the roofline of the existing buildings.</p> <p>Applicant Information: Applicant Submittal Package</p> <p>PC: December 5, 2023 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Project Description • Att 3 – Site Plan • Att 4 – Lighting Specifications • Att 5 – Site Photos</p> <p><i>Conditionally Approved; 10-day appeal period deadline December 15, 2023.</i></p>

<p>1245 BROADWAY – SITE PLAN REVIEW (SPR) 23-16 APN: 002-244-016 Zoning: Highway Commercial (HWC) Property Owner: Arshdeep Khinda Applicant: George P. Kamilos, George’s Construction</p>	<p>Consideration of a request to add exterior string lights (market lights) along the roofline of the existing building.</p> <p>Applicant Information: SPR Application • Site Plan • Elevation • Light Specifications</p> <p>PC: December 5, 2023 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Site Plan • Att 3 - Elevation • Att 4 – Light Specifications</p> <p><i>Conditionally Approved; 10-day appeal period deadline December 15, 2023.</i></p>
<p>99 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 82-05-R3 APN: 325-160-024 Zoning: Commercial (C) Property Owner: Panjab Properties, LLC Applicant: Miriam Guzman, SRD Signage</p>	<p>Consideration of revision to approved Site Plan Review for rebranding from Marathon to VP Racing Fuels.</p> <p>Application Information: SPR Application • Project Description • Plans • Site Photos</p> <p>PC: November 7, 2023 Notice of Public Hearing • Staff Report • Att 1, Recommended Conditions of Approval • Att 2, Project Description • Att 3, Plans</p> <p><i>Conditionally approved. Appeal deadline November 17, 2023.</i></p>
<p>166 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 92-05-R2 APN: 325-120-053 Zoning: Commercial (C) Property Owner: Columnia II Raley’s Center, LLC Applicant: Michael Ford, Pacific Neon</p>	<p>Consideration of a revision to the approved Master Sign Plan to replace the existing illuminated Safe Credit Union sign with a larger, illuminated Safe Credit Union sign</p> <p>Application Information: Planning Application • Project Narrative • Plans • Title 24 Information</p> <p><i>Determined to be a minor revision to the prior approved Master Sign Plan. Staff Determination: Approved October 16, 2023.</i></p>
<p>482 MAIN STREET – SITE PLAN REVIEW (SPR) 23-14 APN: 003-131-009 Zoning: Central Business District (CBD) Property Owner: Jess Oliver Applicant: Jose Rodriguez, Bricks Urban Eats Representative: Bob McGinnis, ABC Electric</p>	<p>Consideration of Site Plan Review (SPR) application for addition of exterior lights to the front of the subject structure.</p> <p>Application Information: Site Plan Review (SPR) Application • Site Plan and Elevation • Scope of Work, Site Photos, and Specifications</p> <p>PC: October 17, 2023 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Scope of Work • Att 3 – Site Plan and Elevation • Att 4 – Site Photos and Comparison Photos • Att 5 – Light Specifications</p> <p><i>Planning Commission approval of the four (4) gooseneck, farm-style lights and denial of the market string lights. 10-day appeal period deadline: October 27, 2023.</i></p>

<p>423 MAIN STREET – SPECIAL TEMPORARY USE PERMIT (TUP) 23-04 APN: 001-211-011 Zoning: Central Business District (CBD) Property Owner: Vivian Woo – Woo Family Trust Applicant: Ben Butler, Bene! Ristorante Italiano</p>	<p>Consideration of a Special Temporary Use Permit (TUP) application within the Central Business District Zone for a sidewalk dining area permit within the City’s Main Street right-of-way, adjacent to the Bene! Ristorante Italiano business.</p> <p>Application Information: Special Temporary Use Permit (TUP) Application • Plans • Patio Photos</p> <p>PC: October 17, 2023 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 –Applicant Submittal Package</p> <p><i>Conditionally approved; 10-day appeal period deadline: October 27, 2023.</i></p> <p><i>One year extension request approved October 21, 2024.</i></p>
<p>SPECIAL TEMPORARY USE PERMIT (TUP) 23-04-E: 3044 SACRAMENTO STREET – SITE PLAN REVIEW (SPR) 23-13 APN: 003-072-034 Zoning: Central Business District (CBD) Property Owner: Erin Gleason Applicant: Cameron Stallybrass, Rogers Electric</p>	<p>Consideration of modifications to exterior lighting plan for subject parcel.</p> <p>Application Information: Site Plan and Elevations • SPR Application • Specifications • Structural Calculations • Recorded Easement</p> <p>PC: October 3, 2023 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Site Plan and Elevations • Att 3 – Light Specifications • Att 4 – Identified Missing Trees • Memorandum to Planning Commission</p> <p><i>Conditionally approved; 10-day appeal deadline – October 13, 2023</i></p>
<p>DOWNTOWN MAIN STREET – SITE PLAN REVIEW (SPR) 23-15 APN: Multiple Zoning: Central Business District (CBD) Property Owner: Multiple Applicant: El Dorado Community Foundation</p>	<p>Consideration of modifications to exterior lighting plan for subject parcel.</p> <p>Application Information: Site Plan and Elevations • SPR Application • Specifications • Structural Calculations • Recorded Easement</p> <p>PC: October 3, 2023 Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Light Specifications • Att 3 – APNs and Addresses</p> <p><i>Conditionally approved; 10-day appeal deadline – October 13, 2023</i></p>
<p>135 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 23-10 & CONDITIONAL USE PERMIT (CUP) 23-01 APN: 325-160-031 Zoning: Commercial (C) Property Owner: August Jamine LLC Applicant: Zaman Hamim, Boulevard Construction</p>	<p>Consideration of a revision to: 1. Modify the previously approved Site Plan Review (SPR) 76-21 and SPR 83-10 to complete tenant improvements; and 2. Complete a change in occupancy to automotive service to permit use as a tire shop.</p> <p>Application Information: Project Description • Responses to CUP Application Questions • Proposed Plans</p> <p>PC: 09/05/2023: Notice of Public Hearing • Agenda • Staff Report • Attachment 1 • Attachment 2 • Attachment 3 • Attachment 4 • Attachment 5</p> <p><i>Conditional approval of the proposed project. 10-day appeal period deadline: September 15, 2023</i></p>

<p>1426-1498 BROADWAY – SITE PLAN REVIEW (SPR) 23-09, CONDITIONAL USE PERMIT (CUP) 23-02, VARIANCE (VAR) 23-03 APN: 004-201-030 & 004-201-028 Zoning: Highway Commercial / Airport Overlay (HWC / AO) Applicant: Leonard Grado, Apple Farm Place, LLC Agent: Bobbie Lebeck P.E.</p>	<p>Consideration of a Site Plan Review application within the Highway Commercial (HWC) Zone to: (1) Remodel the existing “Apple Farm Place” retail shopping center (formerly the Carriage Trade Center); (2) Modification of building elevations for the entire center; (3) Approve a Master Sign Plan for the entire center, including two (2) pole signs; and (4) Revise parking configuration, landscaping, and exterior lighting.</p> <p>PC: 07/18/2023 • Notice of Public Hearing • Staff Report • Att 1 – Recommended COAs • Att 2 – Project Description • Att 3 - Plans • Att 4 – Pole Signs • Att 5 – Sign Criteria • Att 6 – Trash Enclosures •Att 7 – Exterior Lighting • Att 8 – Mural Photos • Att 9 – Staff / Agency Comments</p> <p><i>Conditionally Approved; 10-day appeal period deadline 07-28-2023</i></p>
<p>492 MAIN STREET – SITE PLAN REVIEW (SPR) 23-07 APN: 003-141-001 Zoning: Central Business District (CBD) Applicant: Jenny Levitsky, Kitchen Goods</p>	<p>Approval of a Site Plan Review application to complete a change of occupancy from professional office to retail.</p> <p>PC: 06/20/2023 • Notice of Public Hearing • Staff Report • Project Description • Site Plan • Elevations</p> <p><i>Approved; 10 day appeal period deadline June 30, 2023 at 5:00 pm.</i></p>
<p>1540 BROADWAY – SITE PLAN REVIEW (SPR) 17-03-R APN: 004-201-024 Zoning: Highway Commercial (HWC) Applicant/Property Owner: Richard Rood</p>	<p>Approval of Site Plan Review application to construct a 2,172 square foot retail addition to the existing structure and add a second wall sign above the new addition of approximately 40 square feet under a Master Sign Plan application.</p> <p>PC: 06/20/2023 • Notice of Public Hearing • Staff Report • Applicant Submittal Package• Master Sign Plan</p> <p>Approved; 10 day appeal period deadline June 30, 2023 at 5:00 pm.</p>
<p>1008 FOWLER WAY – SITE PLAN REVIEW (SPR) 82-18-R2 APN 004-051-041 Zoning: Business Profession (BP) Applicant/Property Owner: Madeline Majer/Siri Ziese Agent: Earle Gibbings, Pan Sign Company</p>	<p>Consideration of a Sign Package Review application to modify the previously approved signage for the parcel. Project includes the addition of two (2) window signs and a 24 square foot ground sign adjacent to Fowler Way.</p> <p>PC: 05-16-2023 • Agenda • Staff Report • Attachment 1 • Attachment 2</p> <p>Approved on May 16, 2023.</p>
<p>696 MAIN STREET – SITE PLAN REVIEW (SPR) 17-04-R APN: 004-031-020 Zoning: Commercial (C) Applicant: Terence Springer, SNES Properties LLC</p>	<p>Planning Commission conditionally approved the request to add a fenced outdoor seating area to the proposed business located at 696 Main Street, Placerville Biergarten. Planning Commission found the project to be categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities).</p> <p>PC: 04-04-2023 • Agenda • Staff Report • Attachment 1 • Attachment 2 • Attachment 3 • Attachment 4 • Staff Memorandum</p> <p>10 day appeal period deadline 04-14-2023</p>
<p>2979 COLOMA STREET – SITE PLAN REVIEW (SPR) 97-04-R APN: 001-171-036 Zoning: Single-Family Residential / Historic (R1-6 / H) Applicant: Our Savior Episcopal Church Agent: Stephen Riley & Rachel Moore, Taylor Made Construction</p>	<p>Planning Commission conditionally approved the request to remove the existing deck, including framing, and replace with new framing as needed, new siding, and new waterproof decking system. Planning Commission found the project to be categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15302 (Replacement or Reconstruction).</p> <p>PC: 04-04-2023 • Agenda • Staff Report • Attachment 1 • Attachment 2 • Staff Memorandum</p>

	10 day appeal period deadline 04-14-2023.
1100 MARSHALL WAY – SITE PLAN REVIEW (SPR) 23-01 APN: 004-350-001 Zoning: Business Professional (BP) Applicant/Property Owner: Marshall Medical Center Agent: Craig Gaines	Planning Commission conditionally approved the installation of two (2), 23’6” L x 5’7” W x 8’3” T Tesla Mega Pack Outdoor Battery Energy Storage System on a new concrete slab located at the rear of Marshall Medical Center within the existing parking lot. Categorically Exempt, California Environmental Quality Act (CEAQ) Section 15303(d). PC: 02-21-2023 • Notice of Public Hearing • Agenda • Staff Report • Attachment 1 (Applicant Submittal Package) • Attachment 2
1100 MARSHALL WAY – SITE PLAN REVIEW (SPR) 23-02 APN: 004-350-001 Zoning: Business Professional (BP) Applicant/Property Owner: Marshall Medical Center Agent: Craig Gaines	Planning Commission conditionally approved the construction of a canopy covering the existing ambulance parking spaces and unloading/transportation route into the Marshall Medical Center Emergency Department. The approximately 2,200 square foot canopy would include a simple metal structure of columns and beams with a metal deck and concrete cover, painted to match the hospital. Categorically Exempt, California Environmental Quality Act (CEAQ) Section 15303(e). PC: 02-21-2023 • Notice of Public Hearing • Agenda • Staff Report (Revised) • Attachment 1 (Applicant Submittal Package) • Attachment 2
328 – B MAIN ST – SPECIAL TEMPORARY USE PERMIT (TUP) 21-06 BLUE BELL BUILDING APN 003-121-005 Applicant: Celia Lux Property Owner: Blue Bell Building, LLC	Request to convert existing studio apartment into a short-term rental within the Central Business District, under the procedures and regulations of Placerville Zoning Code 10-4-7(A) and Planning Commission Resolution No. 21-01 Staff Determination: Approved. Expired 01-06-2023.
558 PLACERVILLE DRIVE – CONDITIONAL USE PERMIT (CUP) 80-07 APN: 323-580-001 Zoning: Commercial (C) Property Owner: Barbara J Henningsen Trust Barbara J Henningsen Revocable Trust	Planning Commission approved the 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. PC Hearing Date: November 15, 2022 • Agenda • Staff Report • Attachment
640 MAIN STREET – SITE PLAN REVIEW (SPR) 15-04-R AND VARIANCE (VAR) 22-02 APN: 325-120-077 Zoning: Commercial (C) Applicant: Jack, Kirsten, and Duncan Alexander Property Owner: Alexander Industries LLC	Request to revise the previously approved Site Plan Review (SPR) 15-04 (Outbreak Brewing) for building and site improvements to accommodate Burning Barrel Brewery / Distillery. Proposed changes include, but are not limited to, the following: modification of landscaping plan, maximum occupancy, addition of outdoor patio seating, signage, exterior color scheme, and addition of a distillery onsite. Additionally, this request includes a Variance to the on-site parking requirements, where 33 spaces are required for the proposed occupancy and 14 spaces are provided. PC Hearing Date: November 15, 2022 • Application Submittal Package - Site Plan ; SPR Application ; VAR Application ; Application Narrative ; Hours of Operation ; Landscaping Plant List

	<p><i>Planning Commission continued the item to December 6, 2022.</i></p> <p>PC Hearing Date: December 6, 2022</p> <p><i>Planning Commission conditionally approved SPR 15-04-R and VAR 22-02 as presented.</i></p>
<p>601 MAIN STREET – CONDITIONAL USE PERMIT (CUP) 22-02 APN: 002-153-003 Zoning: Central Business District (CBD) Applicant: Coldwell Banker Realty Agent: DSignArt, Inc. Property Owner: Robert Duer</p>	<p>Request to consider modification of the Ivy House Professional Building pole sign.</p> <p>Applicant Submittal Package: Application • Plans PC Hearing Date: September 6, 2022</p> <p>At their regular meeting of September 6, 2022, the Placerville Planning Commission approved the modified Conditional Use Permit (CUP) 22-02 request per staff recommendation, requiring that the existing building identification sign and address locations be retained and that all tenant signs shall occupy the lower area of the sign as designed to contain tenant identification sign copy.</p> <p>Appeal deadline ends September 16, 2022 at 5:00 pm.</p>
<p>2849 RAY LAWYER DRIVE – CONDITIONAL USE PERMIT (CUP) 21-02-R AND SITE PLAN REVIEW (SPR) 22-05 APN: 325-120-077 Zoning: Commercial (C) Applicant: Verizon Wireless Agent: Ben Koff, Sequoia Development Services, Inc. Property Owner: Edendale Discovery Plaza, LLC</p>	<p>Request to consider the following requests by Verizon Wireless associated with the Discovery Plaza shopping center located at 2849 Ray Lawyer Drive (APN 325-120-077), near the northeast corner of Placerville Drive and Ray Lawyer Drive.</p> <ol style="list-style-type: none"> Revise Conditional Use Permit (CUP) 21-02 to modify the existing roof mounted telecommunications facility approved under CUP 05-07; and A request for a Major Change to Site Plan Review Permit 79-20-R replacing with Site Plan Review 22-05 for roof mounted antennas located on the Discovery Plaza shopping center building: <ul style="list-style-type: none"> Removal of existing FRP screen enclosure and antenna mounts. Removal of one (1) RBS 6201 Cabinet at existing equipment location. Removal of twelve (12) remote radio units. Relocation of three (3) antennas behind new FRP screen walls. Installation of two (2) FRP screen walls. Installation of six (6) panel antennas. Installation of four (4) raycaps (three (3) at antenna location and one (1) at existing equipment location). Installation of six (6) remote radio units. <p>Applicant Submittal Package: Application • Plans • EME Report • Photo simulations PC Hearing Date: July 19, 2022</p> <p>Approved: July 19, 2022, unless a construction permit is obtained and conditions of approval are met. Permit:</p>

EDC FARM TRAIL CERTIFIED FARMER’S MARKET – SPECIAL TEMPORARY USE PERMIT (TUP) 22-03 APN: 004-350-001 Zoning: Business Professional (BP) Applicant / Property Owner: Marshall Medical Center	<p>Operation of a certified farmer’s market on a temporary basis to be located within Marshall Medical Center parking lot at 1100 Marshall Way from June 3, 2022 – September 23, 2022.</p> <p><u>Staff Determination:</u> Conditional Approval (04-14-2022)</p>
337 & 399 PLACERVILLE DRIVE – SPECIAL TEMPORARY USE PERMIT (TUP) 22-04 APNs: 323-360-010, 323-400-002, 323-400-031, 323-400-032, and 323-360-015 Zoning: Commercial (C) Applicants: Gordon Vicini, Susie Davies, and Wopumnes Nisenan-MeWuk Property Owner: Vicini Theaters (Placerville Cinema) and MORE	<p>Wagon Train Encore Celebration – June 11, 2022</p> <p><u>Staff Determination:</u> Conditional Approval (06-10-2022)</p>
2100 FERNDAL COURT – SPECIAL TEMPORARY USE PERMIT (TUP) 22-05 APN: 048-350-058 Zoning: Highway Commercial (HWC) Applicant: Nick Howard Agent: Brian Ericson, Aeri Logistics Property Owner: Wells & Howard Ventures, LLC	<p>Temporary storage yard located at 2100 Ferndale Court for AERi, a vegetation management company working with PG&E and SMU and providing removal and modification of vegetation fire fuels. Storage of equipment including: parking of 10 – 12 chip trucks / chipper combinations, 1 – 2 bucket trucks, 1 Conex box trailer, 2 – 3 porta pottys and handwash station, 2-yard waste bin, and 1 – 3 pickup trucks.</p> <p><u>Staff Determination:</u> Conditional Approval (08-15-2022)</p>
1360 BROADWAY – SPECIAL TEMPORARY USE PERMIT (TUP) 22-06 APN: 004-131-046 Zoning: Highway Commercial (HWC) Applicant / Property Owner: Richard Esposito, Tractor Supply Agent: Darcie MacKay	<p>Operation of outdoor farmer’s market in the parking lot of Tractor Supply on October 1, 2022.</p> <p><u>Staff Determination:</u> Conditional Approval (08-20-2022)</p>
262 MAIN STREET – SPECIAL TEMPORARY USE PERMIT (TUP) 22-07 APN: 003-112-003 Zoning: Central Business District (CBD) Applicant /Property Owner: Lynda Samples, Ambiance Agent: Elvira Garber	<p>Use of two parking spaces in front of Ambiance for Sidewalk Sale from August 26, 2022 to August 29, 2022.</p> <p><u>Staff Determination:</u> Conditional Approval (08-20-2022)</p>

600 PLACERVILLE DRIVE – SPECIAL TEMPORARY USE PERMIT (TUP) 22-08 APN: 323-580-028 Zoning: Commercial (C) Applicant: Deborah Ibanez Property Owner: Home Depot	<p>Holiday Christmas Tree lot in fourteen (14) stalls within the Home Depot parking lot between November 13, 2022 to December 31, 2022.</p> <p><u>Staff Determination:</u> Approval (11-01-2022)</p>
1270 BROADWAY – SPECIAL TEMPORARY USE PERMIT (TUP) 22-09 APN: 004-261-100 Zoning: Highway Commercial (HWC) Applicant: Jasmine Su Property Owner: Save Mart, Legacy Family Limited Partnership	<p>Fenced Christmas tree lot in parking lot in front of store that will operate from 6:00 am to midnight from November 21, 2022 to December 24, 2022.</p> <p><u>Staff Determination:</u> Approval (11-16-2022)</p>
399 PLACERVILLE DRIVE – SITE PLAN REVIEW (SPR) 22-02 APN: 323-400-002 Zoning: Commercial (C) Applicant/ Property Owner: Mother Lode Rehabilitation Enterprise, LLC (M.O.R.E) Agent: Susie Davies, Executive Director	<p>Request to install a 40’ x 8’ x 9.5’ sea-land shipping container for facility use.</p> <p>Applicant Submittal Package: Application – Exhibits – Plans PC Hearing Date: June 21, 2022</p> <p>Approved: June 21, 2022, unless a construction permit is obtained and conditions of approval are met. Permit: 22079</p>
1008 FOWLER WY – SITE PLAN REIVEW (SPR) 82-18-R: APN 004-051-041 Zoning: Business Profession (BP) Applicant: David Olsen Property Owner: Madaline Majer/Siri Ziese	<p>Change horizontal wood lap siding on the upper portion of the building and vertical T-111 siding on the lower section to stucco making the building look more professional and matching surrounding buildings.</p> <p>Applicant Submittal Package Approved: June 7, 2022 Expires: December 7, 2023, unless a construction permit is obtained and conditions of approval are met. Permit: 22002</p>
251 MAIN STREET – CONDITIONAL USE PERMIT (CUP) 22-01: THE GREEN ROOM SOCIAL CLUB APN 001-201-006, 001-201-014 Zoning: Central Business District (CBD). Applicant / Property Owner: Jennifer Teie	<p>Consideration of a Conditional Use Permit (CUP) to operate a place of entertainment facility (e.g. live music, performing arts, live entertainment, private, corporate and community gatherings) at 251 Main Street, located within the Central Business District (CBD) Zone. This requested activity is exempt from CEQA per Guidelines Section 15303, in that it involves the change in use from a restaurant with accessory live entertainment to a place of entertainment as the principal use involving no exterior or interior changes</p> <p>Applicant Submittal Package PC Hearing Date: 5/3/2022 Expires: November 3, 2023, unless a construction permit is obtained and conditions of approval are met.</p>

<p>1000 FOWLER WAY – VAR 22-01</p> <p>APN: 004-051-039 Applicant: Marshall Medical Center</p>	<p>Request for a variance to change the 10 foot setback requirement for the installation of HVAC equipment to proposed 3’ setback due to the topography and existing conditions. The subject site is on 1.886 acres and is zoned Business Professional/Historic (BP/H). The installation of the HVAC equipment is proposed to be located on the north side of the building. Assessor’s Parcel No.: 004-051-039. Applicant: Craig Ganes.</p> <p>Applicant Submittal Package: Application PC Hearing Date: April 5, 2022 Approved April 5, 2022 Expires: October 5, 2023, unless a construction permit is obtained and conditions of approval are met. Permit: 21112</p>
<p>1100 MARSHALL WAY – TUP 22-02</p> <p>APN: 004-350-001 Applicant: Marshall Medical Center</p>	<p>Request to locate a temporary C.T. scanner mobile trailer on the hospital site during construction and installation of new C.T. scanner equipment inside the hospital.</p> <p>The subject site is on 13 acres and zoned Business Professional/Airport Overlay (BP/AO). The mobile trailer will be located on the northwest side of the property along Marshall Way. Assessor’s Parcel No.: 004-350-001. Applicant: Marshall Medical Center Applicant Submittal Package: Application PC Hearing Date: April 5, 2022 Approved April 5, 2022</p>
<p>1332 BROADWAY – SITE PLAN REVIEW (SPR) 21-04</p> <p>APN: 004-131-044 & 042 (HOTEL) Applicant: GSONS 1332 BROADWAY, LLC.</p>	<p>Request to perform exterior improvements to an existing two (2) story hotel and make changes to the approved landscaping. The hotel resides on two separate parcels (004-131-044 and 042) within the Highway Commercial /Airport Overlay (HWC/AO).</p> <p>The subject site is 1.2 acres generally located on the north side of Broadway between Blairs Lane and Wiltse Road. Assessor’s Parcel Nos. 004-131-044; 042. Applicant: GSONS 1332 Broadway, LLC. Applicant: Paresh Gajiwala & Josh Divelbiss</p> <p>Applicant Submittal Package: Application • Plan Set • Landscape Plan Set PC Hearing Date: April 5, 2022 Approved April 5, 2022 Expiration: October 4, 2023, unless a construction permit is obtained and conditions of approval are met.</p>
<p>2890 MOSQUITO ROAD - EL DORADO IRRIGATION DISTRICT SITE PLAN REVIEW (SPR) 00-10: PHASE II-R APN: 002-061-022, 022-061-023, 002-061-024 Zoning: Heavy Commercial (HC). General Plan Designation: Heavy Commercial (HC).</p>	<p>Major Change to Phase II of SPR00-10 to allow the addition of a battery storage system of electro-mechanical equipment and construction of a new equipment enclosure on the existing El Dorado Irrigation District (EID) campus, adjacent to the existing EID Headquarters and Annex buildings.</p> <p>Applicant Submittal Package: • Application and Supplemental Materials • Plan Set</p> <p>PC Hearing Date: October 19, 2021 Action: Conditionally approved Expiration: April 19, 2023, unless a construction permit is obtained and conditions of approval met.</p>
<p>2849 RAY LAWYER DRIVE – VERIZON WIRELESS – DISCOVERY PLAZA CONDITIONAL USE PERMIT 21-02; CONDITIONAL USE PERMIT 05-07; SITE PLAN REVIEW 79-20-R APN: 325-120-077 Zoning: Commercial (C). General Plan Designation: Commercial (C)</p>	<p>Approval of modifications to an existing wireless telecommunications facility at 2849 Ray Lawyer Drive. The existing facility, located on the roof a commercial building in Discovery Plaza, features an FRP screen box with fully concealed antennas. Associated equipment cabinets are located within a room inside the existing building. Existing antennas are mounted at a tip height of 30’-1” and the proposed tip height of the antennas will increase by 3’-9” to 33’-10”. Due to the addition of new FRP screen enclosures, overall facility heights will increase 1’-10” from 32’-6” to 34’-4”.</p> <p>This facility was originally approved on June 21st, 2005, through Conditional Use Permit 05-07. Verizon Wireless request to abandon</p>

	<p>CUP05-07 and make it null and void. In doing so, Verizon Wireless requests a new CUP, CUP21-02, and a request for Major Change to the approved Site Plan Review 79-20, so that both the new CUP and SPR will encapsulate the telecommunications facility approved under CUP05-07, plus a series of facility modifications. The proposed site consists of the following:</p> <ul style="list-style-type: none"> • Removal of three (3) panel antennas • Removal of one (1) 6201 Cabinet w/ twelve (12) radio units • Installation of six (6) panel antennas • Installation of six (6) remote radio units • Installation of four (4) raycaps (three (3) @ antenna location & one (1) @ equipment location) • Installation of two (2) FRP screen enclosures <p>Applicant Submittal Package: • Application and Supplemental Materials • EME Report • Plan Set</p> <p>PC Hearing Date: October 19, 2021 Action: Conditionally approved Expiration: April 19, 2023, unless a construction permit is obtained and conditions of approval met.</p>
<p>150 PLACERVILLE DR – CONDITIONAL USE PERMIT (CUP) 90-13-R: KIWK SERV APN: 325-120-054 Zoning: Commercial (C). Applicant / Business Owner: Namath Kandahari, Elements Petroleum, Kwik Serv Property Owner: Balkar Singh.</p>	<p>Request to revise CUP 90-13 to allow for the outdoor display and rental of trucks (U-Haul). Authority: Placerville Zoning Code 10-5-15(C-5). Environmental Review: Class 1 Categorical Exemption under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (negligible expansion to an existing automobile service use).</p> <p>Applicant Submittal Package: • Application • Site Plan • Photos</p> <p>PC Hearing Date: 09-21-2021 Action: Conditionally approved</p>
<p>150 PLACERVILLE DR – SITE PLAN REVIEW (SPR) 90-11-R2 KWIK SERV APN: 325-120-054 Zoning: Commercial (C) Property Owner: Balkar Singh, Elements Petroleum Inc.</p>	<p>Consideration of SPR90-11-R2 landscaping for the existing gas station and market located at 150 Placerville Drive. On 02-16-21, the PC continued the request.</p> <p>PC Hearing Date: 09-21-2021 Action: Conditionally approved</p>
<p>1095 MARSHALL WAY - MARSHALL MEDICAL CENTER: SITE PLAN REVIEW (SPR) 08-04-R3 APN: 004-350-001 Zoning: Business-Professional (BP). General Plan Designation: Business and Professional (BP).</p>	<p>Approved Major Change to approved Site Plan to allow the addition of a battery storage system of electro-mechanical equipment and construction of a new equipment enclosure on the existing Marshall Medical Center campus, adjacent to the existing Marshall OB/GYN & Family Medicine Building. Applicant Submittal Package: • Application • Site Plan</p> <p>PC Hearing Date: 07-06-2021 Action: PC Conditional Approval Construction Permit No. 20958</p>

<p>251 MAIN STREET – SITE PLAN REVIEW (SPR)84-15-R: THE GREEN ROOM SOCIAL CLUB APN 001-201-006, 001-201-014 Zoning: Central Business District (CBD). Applicant / Property Owner: Jennifer Teie</p>	<p>Approved Major Change to the approved Master Sign Plan for SPR84-15, for the placement of three signs totaling approximately 60 square feet of sign area. Authority: Placerville Zoning Codes: 10-4-9(P: Site Plan Changes) and 10-4-17(H: Master Sign Plan). Environmental Review: Class 11 Categorical Exemption under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311 (on-premise signs).</p> <p>Applicant Submittal Package: SPR84-15-R Submittal Package PC Hearing Date: 06-15-2021 Action: PC Conditional Approval Project Completed: Construction Permit No. 21356 for business signs</p>
<p>7553 GREEN VALLEY ROAD – SITE PLAN REVIEW (SPR) 20-05 GEARTOOTH ALEWERKS APN 325-120-057 Address: 7553 Green Valley Road; approximately 175 westerly of the intersection of Green Valley Road and Placerville Drive Zoning: Commercial (C) Applicant: Dale Myrick Representative: Kari Collins. Tenant: Jay Ganz, Geartooth Alewerks Property Owner: JAJ Green Valley LLC.</p>	<p>Consideration of request to change the building use and Business Group (B) to Assembly Group A-2 (taverns and bars) and Low-Hazard Factory Industrial, Group F-2 occupancy (beverages up to and including 16-percent alcohol content); minor revisions to the exterior of the building, including installation of low height decorative fence and gate and tables and chairs for outdoor dining and drinking; chain link fence to enclose and screen equipment for onsite uses.</p> <p>Applicant Submittal Documents: • Application • Site and Floor Plan • Notice of Public Hearing PC Hearing Date: 04-06-2021 Action: PC Conditional Approval.</p> <p>Appeal of PC decision filed April 15, 2021 by JAJ Green Valley Rd, LLC. Appellant Documents: • Appeal Application • Revised Site and Floor Plan CC Hearing Date: May 25, 2021 • Public Notice Action: CC upheld appeal regarding Condition No.12, removing the condition to remove an offsite gate; CC approved changes to site plan that reduced the seating capacity of the project from 72 to 63 seats, and the Environmental Information Form. Construction Permit No. 21126</p>
<p>ZONE INTERPRETATION (ZON) 21-01 APN 003-121-005 and Central Business District Zone Address: 328 Main Street Applicant: Celia Lux, of Blue Bell Building, LLC</p>	<p>Consideration of request to the Planning Commission to render a zoning interpretation to consider short-term rental (thirty (30) days or fewer consecutive nights) uses within the Central Business District Zone (CBD), Zoning Ordinance Section 10-5-14, including property owned by Applicant located at 328 Main Street, Placerville.</p> <p>Applicant Submittal Documents: • Application • Site and Floor Plan PC Hearing Date: 03-16-2021 PC Hearing Date: 04-06-2021 Action: PC adopted Resolution No. 21-01</p>
<p>339 MAIN ST - THERAPY STORES CONDITIONAL USE PERMIT 20-04, SITE PLAN REVIEW 20-04 APNs: 001-212-005, 001-212-006 Zoning: Central Business District (CBD) Applicant: Jing Chen and Wayne Whelan Representative: Sam Bradley, Syndicate Architects Property Owners: Chen J. and Whelan W. 2004 Trust</p>	<p>Consideration of Conditional Use Permit and Site Plan Review requests to operate a retail formula business land use, Therapy Stores, within the Central Business District. • Applicant Submittal • Portfolio of Current Therapy Store Locations • Plans • Appl. Environmental Information Form: PC November 3, 2020 Public Hearing. Action: Continued to November 17, 2020 Item 4. PC Agenda Staff Report and Attachments (Historic Resources Survey: Written Public Comments Received Up To 5:00pm, Wednesday, October 28, 2020 and Recommended Conditions of Approval)</p> <p>November 17, 2020 PC Hearing. Action: Continued to December 1, 2020 December 1, 2020 PC Hearing: Memorandum. Action: PC Conditional Approval.</p>

	<p>Appeal Filed on December 11, 2020 by Friends of Historic Hangtown and the Placerville Downtown Association: Notice of Appeal January 11, 2020 CC Appeal Hearing Action: Appeal Denied; PC Decision Upheld</p>
<p>3025 FORNI RD – SITE PLAN REVIEW 98-04-R – ARCO AM PM APN 325-310-076 Zoning: Highway Commercial (HWC) Applicant/Representative: Sherise Parker, Barghausen Consulting Engineers, Inc. Property Owner: Marc Strauch, Rancho Convenience Center</p>	<p>Consideration of permanent screening of a portable generator. Screening materials: metal frame, galvanized metal decking with stucco textured finish to match building; metal framed gate with galvanized metal decking. Applicant Submittal Package: • Application • Site Plan • Enclosure Elevation Notice of Public Hearing PC Hearing: January 19, 2021 Action: PC Conditional Approval. Expiration: July 19, 2022, unless a construction permit is obtained and conditions of approval met.</p>
<p>519 PLACERVILLE DR – CONDITIONAL USE PERMIT 20-05, SITE PLAN REVIEW 83-04-R2 – AT&T Mobility APN 323-480-007 Zoning: Commercial (C) Applicant: AT&T Mobility Property Owner: Tesoro Refining & Marketing Co.</p>	<p>Approved Conditional Use Permit (CUP) and Site Plan Review (SPR) Major Change for the installation and use of small cell wireless communication equipment on the existing Speedway mini-mart located at 519 Placerville Drive. Proposed improvements consists of one wall mounted, approx. 26.8”, omni directional small cell antenna and supports pipe, an associated wall mounted equipment enclosure containing three remote radio units (RRU’s), and a roof awning mounted GPS antenna. The request involves the construction of new small equipment at an existing facility, therefore qualifying for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15303.</p> <p>Applicant Submittal Package: • Application, Project Narrative/Description, • Project location/Photos • Site and Floor Plan</p> <p>PC Hearing November 17, 2020 Action: PC Conditional Approval: Minutes Expiration: May 17, 2022, unless a construction permit is obtained and conditions of approval met.</p>
<p>651 MAIN ST – PVILLCA LLC VARIANCE 20-01 APN 002-171-008 Zoning: Commercial (C) Applicant: Kelly Chiusano Property Owner: PVILLECA LLC</p>	<p>A variance request to allow for a reduction in the minimum distance required from a “Cannabis Business” from a “sensitive use” from 250 feet to approximately 200 feet as required under City Code Section 5-28-24. The sensitive uses identified are the Sierra Elementary School (1100 Thompson Way) and the Federated Church (1031 Thompson Way). Applicant Submittal Package: Application, Project Narrative and Exhibits PC Hearing: September 15, 2020 Action: Conditional Approval</p> <p>Appeal Filed by TREZ Placerville on September 25, 2020: Notice of Appeal CC October 27, 2020 Appeal Hearing: Notice Action: Upheld Planning Commission’s conditional approval. Project Completed: Construction Permit Nos. 20742; 21123</p>

1100 MARSHALL WAY – SITE PLAN REVIEW 08-04-R2 MARSHALL MEDICAL CENTER APN 004-350-001 Zoning: Business-Professional (BP) Applicant/Representative: Lynn Ryan, Greenbough Design Property Owner: Marshall Medical Center	Amend the City approved Site Plan for the construction of an outdoor dining area within the Marshall Medical Center campus. Applicant Submittal Package: · Project Narrative, Environmental Information Form and Lighting Plan and Photometric Analysis ; · Plan Set PC Hearing: July 21, 2020 Action: PC Conditional Approval: Minutes Construction Permit Nos. 20993 and 20994
RAY LAWYER COMMERCIAL SUBDIVISION - TSM08-04-E, EA 08-05 Gold Nugget Way near Forni Road APN 325:300:35 Zoning: Commercial (C) Applicant: Capitol Consultants, Inc.	Approval of commercial subdivision on approximately 21 acres; intended office park; Mitigated Negative Declaration adopted by City Council on 10-26-10 Note: Two year TSM08-04 tentative approval term; thirty six month extension per Govt. Code Section 66452.6 - offsite improvements expenditures extension; two year state map extension, AB 116, effective July 11, 2013; and, six year extension: 10-17-17 by Director of Development Services: Approval Letter of Map Extension (Oct 17, 2017) TSM08-04-E Expiration date: October 26, 2023