



City of Placerville Planning Department

Variance Process

This document provides a brief discussion of the Variance process within the City of Placerville. Individuals needing additional information or clarification should contact the Planning Division at (530) 642-5252.

The Zoning Ordinance helps to regulate development in the City. Regulations include, in part, minimum lot sizes, building setback lines, lot coverage, building height and parking requirements. Each development must meet the regulations for its zoning district.

What is a variance?

When strict enforcement of the provisions of the Placerville Zoning Ordinance place unique, unreasonable and unnecessary hardships to the land, and/or building referred to in the variance application, the Planning Commission has the authority to grant variances that may be consistent with the purpose and intent of the Zoning Ordinance (Placerville Zoning Ordinance, Section 10-3-6).

STEP 1: APPLICATION

Before a variance is granted the applicant must show the following on an application provided by the Planning Division, or the City website (www.cityofplacerville.org) and accompanied fee set by resolution of the City Council:

- There are exceptional and extraordinary circumstances or conditions applying to the land, and/or building that do not generally apply to other land (unique), and/or building in the same district.
- Granting a variance will not adversely affect the Placerville General Plan.
- A variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but denied to this property.
- The granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity.

STEP 2: APPLICATION SUBMITTAL AND PROPERTY POSTING

Typically, a variance request will require the submittal of ten (10) copies of a plot plan and/or structural elevations that illustrate the variance request. Contact the Planning Division before submittal of a variance application and to schedule a required submittal appointment.

The City's Planning and Engineering Divisions review the application for completeness. If all application requirements have not been satisfied, the applicant will be notified by the Planning Division within thirty (30) days from when the application was submitted.

It is the policy of the City of Placerville that the property is posted by the applicant for development within the City. See attached, *City of Placerville Policy For Posting Properties For Development Projects*.

STEP 3: PLANNING COMMISSION HEARING

The Planning Division reviews the application, the prepared environmental document if applicable, and then prepares a report for the Planning Commission. The report includes the application's relationship to the Placerville's Zoning Code, General Plan and relevant specific plans. It also includes comments from other City departments and government agencies. The report may also include recommendations of conditions of approval.

A copy of the report will be provided to the Planning Commission at least five (5) days prior to any hearing or action on the request. Upon the report's availability to the Commission, it will become available to the public.

A public hearing is held by the Planning Commission to review the Variance request. The Planning Commission may approve, disapprove or approve the request with conditions.

Within five (5) days after the Planning Commission action, the Planning Division will notify the applicant of the Commission action. Notice will include any conditions of approval.

APPEAL

If the applicant, or any person, is dissatisfied with the action of the Planning Commission they may appeal to the City Council.

To appeal the applicant must complete the following within 10 days of Planning Commission action:

- Complete an appeal application form, and
- Pay the appeal application fee to the City Clerk.

The City Council will set a date for a public hearing. The City Council may affirm or reverse the decision of the Planning Commission. They may also substitute its decision for that of the Commission based on the record of appeal and the evidence received at the hearing on appeal.

City of Placerville
3101 Center Street, Placerville, California 95667
Planning Division (530) 642-5252

**CITY OF PLACERVILLE POLICY FOR
POSTING PROPERTIES FOR DEVELOPMENT PROJECTS**

It is the policy of the City of Placerville that notice is provided to the persons who may be affected by a development project as soon as possible. The Council has determined that the best way to accomplish this is to post the property proposed to be developed at the time an application is filed for development. The responsibility for posting will be the applicant for the development. The process will be as follows:

1. INITIAL CONTACT -The applicant will contact the Planning Division regarding the potential of developing a property. If the applicant decides to continue, they will be provided a development application which will include the City policy on posting properties.
2. SECONDARY CONTACT- The applicant will contact the Planning Division prior to the construction of the required sign(s) to acquire the "Project No." information.
3. SUBMITTAL OF APPLICATION -The applicant will submit the completed application to the City. At the time the applicant will provide evidence that the property has been posted in accordance with the City's posting policy.

The attached detail provides the minimum requirements for the construction of the sign. It is the responsibility of the applicant to provide for the construction of the sign and the applicant is also responsible for the placement and to maintain the sign.

For the following application requests, the sign shall be two feet (2') by two feet (2') in size: Zone Changes, Subdivisions and General Plan Amendments, Parcel Maps, Conditional Use Permits, Variances, Historic District Reviews, Site Plan Reviews or any other application that will require a public hearing.

The sign shall be black letters on a yellow background and read as follows:

NOTICE OF DEVELOPMENT

AN APPLICATION FOR DEVELOPMENT OF THIS PROPERTY
HAS BEEN FILED WITH THE CITY OF PLACERVILLE
PROJECT NO. _____

FOR MORE INFORMATION CALL THE PLANNING DIVISION
AT (530) 642-5252

A minimum of one sign shall be posted on each street on which the property has frontage. Signs shall be posted facing the street about every two hundred feet (200') apart along the street frontage of the property. There shall be a minimum of two signs posted on corner lots and through lots, one facing each street.

Where the property does not have street frontage on or is not easily visible from the street, the sign(s) shall be posted in a location deemed suitable by the Planning or Engineering staffs.

The sign shall be posted no more than five feet (5') from the street line and shall be visible and readable from the street for the entire time of its posting.

The sign(s) shall remain posted until final action has been taken on the application.

The sign(s) shall be constructed of materials suitable to remain standing during the estimated posting time and to hold up to the weather.



CITY OF PLACERVILLE
PLANNING APPLICATION

Date:
Zoning: GP:
File No:
Filing Fee (PZ)
Filing Fee (EN)
Receipt No:

REQUEST FOR:

- Annexation
Boundary Line Adjustment
Certificate of Compliance
Conditional Use Permit
Environmental Assessment
Environmental Impact Report
Final Subdivision Map
General Plan Amendment
General Plan Consistency
Historic District Review
Landscape Plan Review
Map Amendment
Merger
Minor Deviation
Planned Development
Preliminary Plan Review
Sign Package Review / Amendment
Site Plan Review
Temporary Commercial Coach
Temporary Use Permit
Tentative Parcel Map
Tentative Subdivision Map
Variance
Zone Change

DESCRIPTION:

We are submitting a variance application to increase the occupant load capacity of our building, to have our proposed site plan, floor plan and elevations reviewed, and to update the property's landscape agreement.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Burning Barrel Brewing and Spirits
MAILING ADDRESS 11210 Sun Center Dr
Rancho Cordova, CA 95670
PHONE(916) 990-3520
EMAIL duncan@burningbarrelbrewco.com

APPLICANT'S REPRESENTATIVE (if different)

NAME
MAILING ADDRESS
PHONE
EMAIL

PROPERTY OWNER(S)

NAME Alexander Industries LLC PHONE (916) 642-3421
MAILING ADDRESS 4408 Deer Valley Rd. Rescue, CA 9567
EMAIL ADDRESS jack@burningbarrelbrewco.com, duncan@burningbarrelbrewco.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME Kirk Miller PHONE 530-344-4073
MAILING ADDRESS PO Box 646 Shingle Springs, CA 95682
EMAIL ADDRESS kirk@km-arch.com
Alexander Industries

External attachment

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 640 Main St, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 004-011-004-000
Above described property was acquired by owner on

Month 4 Day 21 Year 2022

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by **subdivision** tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

<u>DLA</u>	<u>Duncan Alexander</u>	<u>9/15/2022</u>
Applicant's Signature	Printed Name of Applicant(s)	Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

<u>JA</u>	<u>Jack Alexander</u>	<u>9/15/2022</u>
Signature of Property Owner	Printed Name of Property Owner	Date

<u>Kirsten A</u>	<u>Kirsten Alexander</u>	<u>9/15/2022</u>
Signature of Property Owner	Printed Name of Property Owner	Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

<u>Duncan Alexander - duncan@burningbarrelbrewco.com (916)990-3520</u>
<u>Jack Alexander- jack@burningbarrelbrewco.com (916)642-3421</u>
<u>Kirsten Alexander - Kirsten@burningbarrelbrewco.com (530) 417-6219</u>

File Number: _____

Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: Burning Barrel Brewing and Spirits

City: Placerville

Name of Owner: Duncan Alexander, Kirsten Alexander, Jack Alexander Telephone: (916) 990-3520

Address: 4408 Deer Valley Rd. Rescue, CA 95672

Name of Architect, Engineer or Designer: Kirk Miller

Address: PO Box 646. Shingle Springs, CA 95682 Telephone: 530-344-4073

Project Location: 640 Main St, Placerville, CA 95667

Assessor's Parcel Number(s): 004-011-004

General Plan Designation: AP

Zoning: Commercial

Property size

Gross (sq. ft./acre): 16,265 SF (.37 acre)

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : 16,265 SF (.37 acre)

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: Distillery with tasting room and storage container kitchen
2. What is the number of units/parcels proposed? 1
3. What is the gross number of units per acre? 1
4. Site Size: 16,265 SF (.37 acre)
5. Square footage of each use: 3,402 S.F of building space (distillery, kitchen, storage, tasting room)
6. Number of floors of construction: 1
7. Amount of off-street parking provided: Proposed in variance application, 1 street loading space
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.
9. Proposed scheduling: Start construction January-February 2023 - Finishing June 2023
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: City oriented project where a new brewery/distillery is moving into a previous brewery

12. If industrial, indicate type, estimated employment per shift, and loading facilities
Estimated employment per shift ranges from 2-5 employees. Loading space for the company will be done on the back side of the building with access through the parking lot.
13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A
14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: Parking variance to increase occupant capacity
15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.
16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 17. Change in existing features of any hills or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Change in scenic views or vistas from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Change in pattern, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Substantially increase fossil fuel consumption (oil, natural gas, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Is this project part of a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
Single story, stand alone building previously occupied by Outbreak Brewing Company.

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. Commercial building on the west side of the property, residential home on the east side of the property, commercial buildings across the street, and unoccupied hill behind the property.

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? No
If yes, please explain:

33. Describe the amount of cut and fill necessary for the project: None required

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. No

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: There is city sewer drain on the street in front of property

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? No **If so, delineate this area on Site Plan.**

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: No

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? None

FIRE PROTECTION

- 41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):
Hydrant
- 42. What is the distance to the nearest fire station? .5 miles
- 43. Will the project create any dead-end roads greater than 300 feet in length? No
- 44. Will the project involve the burning of any material, including brush, trees and construction materials? No

NOISE

- 45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? No
- 46. What types of noise would be created by the establishment of this land use, both during and after construction? General construction noise during build out. Low volume music outside

AIR QUALITY

- 47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? No

WATER QUALITY

- 48. What is the proposed water source: EID City of Placerville Well Other
- 49. What is the water use? (residential, agricultural, industrial or commercial): Commercial

HAZARDS

- 50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? No
If yes, what is the regulatory identification number: N/A
Date of list: N/A

AESTHETICS

- 51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

- 52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): No

SEWAGE

- 53. What is the proposed method of sewage disposal? N/A
Septic System City Sewer Other:
- 54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

- 55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No
- 56. Will the project reduce or restrict access to public lands, parks or any public facilities? No
- 57. Will the project change the L.O.S. on any existing roads? No

GROWTH INDUCING IMPACTS

- 58. Will the project result in the introduction of activities not currently found within the community? Yes, the city's first craft distillery
- 59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? New industry, distillery
- 60. Will the project require the extension of existing public utility lines? No If So, identify and give distances: N/A

GENERAL

- 61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No
- 62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
- 63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? No
- 64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: N/A

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

10/2/2022
Date

DLA
Signature

CD-021-P
3/15

For Duncan Alexander