

**SITE PLAN REVIEW
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS**

RECEIVED

SEP 19 2023

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

<p>SITE PLAN REVIEW Site Plan Review is a process under City Code Section 10-4-9 that promotes quality design, site relationships and other aesthetic considerations of development for residential, commercial and retail business structures. Special attention is given to building design, the arrangement of buildings, signs, parking and landscaped areas on the site.</p> <p>Although not required, it is recommended that the plans for major projects be submitted for preliminary review and a development conference set up during the early stages of plan preparation.</p>	<p align="center">PROCESS</p> <p align="center">(Development Conference)</p> <p align="center">↓</p> <p align="center">Application Submitted</p> <p align="center">↓</p> <p align="center">Planning Division</p> <p align="center">↓</p> <p align="center">City Departmental Review</p> <p align="center">↓</p> <p align="center">Environmental Assessment</p> <p align="center">↓</p> <p align="center">Public Hearing – Planning Commission</p> <p align="right">← Incomplete Application</p> <p>NOTE: This process takes approximately 8-12 weeks. Appeals of the Planning Commission's decision must be made to the City Council within 10 days of said decision.</p> <p>A building permit must be issued within 18 months of the date of approval or the Site Plan becomes null and void.</p>
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INTRODUCTION:

Site Plan Review Required: The Planning Commission shall review each application for a building permit in the following categories:

1. All new construction of commercial structures; or multi-family structures, including duplexes, located within the R-2, R-3 and R-4 zones;
2. Any exterior additions which would add one thousand (1,000) square feet or more to existing commercial or multifamily buildings;
3. Any additions or conversions to commercial, multifamily, or single family structures which would cause a change in occupancy as defined by the California Building Code;
4. Relocation of buildings and structures;
5. Parking structures and lots;
6. Any destruction or alteration of buildings in a historical district or historical building as identified in City Code Section 10-4-9 (H) 1.
7. All new construction of structures in the PF Zone.
8. All new construction of single-family attached dwellings.
9. Any structure which increases the coverage of Hangtown Creek as defined in Section 8-3-28 of this Code.
10. New Formula Businesses and major exterior modifications to existing Formula Businesses within the Central Business District (CBD) zone. Major modifications are those defined in Section 10-4-9(P) herein.
11. Single-room occupancy facilities

Exceptions: The following shall not be subject to Site Plan Review:

1. Relocation of, or construction of, new single-family dwellings.
2. Any change in occupancy from a more intensive occupancy to a less intensive occupancy as defined in the California Building Code and where no additional parking is required.
3. The change in occupancy in any building or use that has received Site Plan approval within ten (10) years of the approval date of the original Site Plan; provided that no additional parking is required.

SITE PLAN REVIEW SUBMITTAL REQUIREMENTS

The applicant shall provide the following information for Site Plan Review and fill out the checklist below by placing a check mark in the boxes listed under Column A (for Applicant) and signing below. Column S is for staff to verify that your submittal requirements have been met.

1. GENERAL:

All application submittals must contain the following:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Signed, completed Planning Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Project Construction Valuation (used by staff to assess application fee)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) 2 Copies of a preliminary title report (dated within 90 days)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Signed, completed Environmental Information Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) 10 copies of plan sets submitted on 24" x 36" sheets or smaller, drawn to scale and of sufficient size to clearly show all details; one plan set at 8½" x 11" reduction. Note: All plans MUST be folded to 8 ½" x 11", No rolled drawings will be accepted (Check with staff before preparing plan sets).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Electronic copy of plan set in PDF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) Project description: <u>On a separate sheet(s) describe the project</u> including but not limited to: site size, square footage/acreage, number of floors of construction, duration of construction, off-street parking provided, proposed scheduling (desired construction date), anticipated incremental development (project phasing). If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. If commercial or industrial, indicate the type and major function, estimated number of employees, employee shifts, and delivery loading facilities, number of traffic trips generated daily by employees, truck deliveries, and patrons, estimated occupancy, and community benefits to be derived from the project.

2. SITE PLANS:

All plans must be drawn to standard architect's or engineer's scale at not less than 1"=50', with each sheet folded to 8.5" x 11", and contain the following information:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Sheet numbers, Project name, Architect/Engineer name, address, and phone number
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Applicant/Representative and Owner name, address and phone number, if different from owner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) North arrow and scale of illustration; date of preparation and/or revisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Vicinity map, General Plan Designation, Zoning District, Assessor's Parcel Number
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Land use and Zoning
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) The total area (acreage or square feet) of the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) The total number of proposed and existing structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) The area of the site to be covered by buildings and by paved surfaces (%)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) Dimensioned property lines and all building setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) Location, name and width of adjacent streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	k) Street dedications and improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) Location and dimensions (width) of drainage swales, watercourses, ponds, lakes, marshes, or wetlands
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) Existing and proposed public and private easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Dimensioned existing and proposed on and offsite improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	o) Dimensioned existing and proposed buildings and square footage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	p) Total number of parking spaces required and provided
<input checked="" type="checkbox"/>	<input type="checkbox"/>	q) Dimensioned parking spaces and aisles, traffic flow with directional arrows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	r) Location and dimensions of proposed walls, fences, trash enclosures and exterior lights.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	s) Location, dimensions color and lettering of all existing and proposed signs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	t) Drainage system (for parking lot, roof, etc.)

*Google Map with
of Gotnet County
Assessors Office*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	u) Sewer and water lines (existing and proposed) including easements, including locations of all existing and proposed fire hydrants, backflow preventers, pressure relief valves, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	v) Existing and proposed contours
<input checked="" type="checkbox"/>	<input type="checkbox"/>	w) Location, type, and height of any existing and proposed exterior lighting, complete with photometric analysis prepared by a lighting professional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	x) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel

3. **LANDSCAPE PLANS:** Please consult the City's *Water Efficient Landscape Regulations (Zoning Ordinance Section 10-6-1 to 10-6-17)* and *The City of Placerville Development Guide* for landscape, irrigation and grading design plan requirements and regulations.

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	v) Existing and proposed contours
<input checked="" type="checkbox"/>	<input type="checkbox"/>	w) Location, type, and height of any existing and proposed exterior lighting, complete with photometric analysis prepared by a lighting professional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	x) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel

4. **ELEVATION PLANS:**

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Exterior elevations of all sides of proposed new buildings and additions to existing buildings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Exterior treatment and color scheme
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Elevations of trash enclosures, including materials used, colors and finishes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Size, color and lettering of all proposed signs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Where existing slopes are greater than 10% show typical building sections through the critical slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Photographs of existing buildings and buildings on adjacent properties, if any.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) All roof equipment, existing and proposed

5. **PRELIMINARY GRADING PLANS:**

For projects involving grading or excavation of 50 cubic yards of material or more shall show the following:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Compliance with Chapter 18 & Chapter 33 of the California Building Code
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Method of erosion control
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Tree Survey/Arborist Report identifying all trees over 6" diameter at breast height (dbh) that are to be removed or destroyed by grading at the site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Identification and method for preservation of all trees over 6" dbh

6. **ADDITIONAL INFORMATION:**

Staff may determine that some or all of the following may also be necessary for your project:

A	S	
<input type="checkbox"/>	<input type="checkbox"/>	a) Preliminary Drainage Plan
<input type="checkbox"/>	<input type="checkbox"/>	b) Color and Materials Board
<input type="checkbox"/>	<input type="checkbox"/>	c) Roof Plan (show slope, materials, location and size of HVAC equipment)
<input type="checkbox"/>	<input type="checkbox"/>	d) Sectional Drawings
<input type="checkbox"/>	<input type="checkbox"/>	e) Traffic Study

7. **PROJECT SITE POSTING REQUIREMENTS**

Applicant shall provide photo evidence to Development Services that the posting of the project site, see attached *City Of Placerville Policy For Posting Properties For Development Projects*, was completed.

8. CONSTRUCTION DEVELOPMENT DATA

The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

A. Building/Classification – California Building Code

Type DEV
 Group(s) LS + 6B21
 No. Stories 2
 Basement Floor Area N/A
 1st Floor Area 4725
 2nd Floor Area 1050
 3rd Floor Area _____
 Total Floor Area 5775

Example	
Type	V-1 Hr.
Group(s)	B-2
No. Stories	2
Basement Floor Area	NA
1 st Floor Area	5,000 sq. ft.
2 nd Floor Area	2,500 sq. ft.
Total Floor Area	7,500 sq. ft.

B. Exterior Walls

Structure
 Wood Framed
 Steel Framed
 Masonry
 Concrete
 Brick
 Concrete
 Poured
 Tilt-up
 Other _____

Covering
 Wood
 Plywood Siding
 Wood Siding
 Shingles
 Stucco
 Veneer
 Brick (Thin)
 Tile
 Metal
 Other _____

C. Roof

Structure
 Wood Framed
 Steel Framed
 Concrete

Covering
 Asphalt Shingles
 Built-Up
 Metal
 Tile
 Wood
 Shingles
 Class B
 Other _____

D. Floor

Structure
 Wood Framed
 Steel Framed
 Concrete
 Other _____

Covering
 Wood
 Carpet
 Other TILE

E. Ceilings

Structure

Wood Framed
 Steel Framed
 Concrete

Covering

Gypsum Board
 Non Rated
 Fire Resistive
 Plaster
 Suspended
 Non Rated
 Fire Resistive
 Wood
 Other _____

Fire Protection

Water Supply

City
 EID
 Other _____

Fire Hydrant(s)

_____ Feet from nearest fire hydrant to proposed structure(s).

***NOTE: If structure(s) is of combustible construction, fire hydrant(s) may have to be installed prior to starting construction.**

Automatic Fire Extinguishing System(s)

N/A Automatic Sprinkler System
_____ Other _____


Standpipes

Class I
 Class II
 Class III

A. Liquefied Petroleum Gas

Show size and location of tank on Site Plan with dimensions from property lines and structures.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature(s):  BRANDON GUENTHER
Print Name

Date: JUNE 11, 2023 _____
Print Name

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SEP 19 2023

9/19/2023



CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.
PLANNING APPLICATION

Date: 8/11/23
Zoning: CBD GP: CBD
File No: SPR 24-01-R + VAR 23-c
Filing Fee (PZ) ~~\$1000~~ \$1350.00
Filing Fee (EN) NA
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:

[Empty box for description]

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 BRANDON GUENTHER
MAILING ADDRESS 564 MAIN STREET
PHONE 707-535-9076
EMAIL brandong@ffrsi.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

(HANGTOWN HOSPITALITY, LLC.)
NAME BRANDON GUENTHER / SHONA CAMPBELL PHONE 707-535-9076
MAILING ADDRESS 564 MAIN STREET
EMAIL ADDRESS brandong@ffrsi.com

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

NAME BRANDON GUENTHER PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 564 / 566 MAIN ST. PLACERVILLE, CA 95667
ASSESSOR'S PARCEL NO.(S) 003-141-013-000 / 003-141-141-000
Above described property was acquired by owner on _____

Month Day Year

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.



Applicant's Signature

BRANDON GUENTHER
Printed Name of Applicant(s)

JUNE 11, 2023
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.



Signature of Property Owner

BRANDON GUENTHER
Printed Name of Property Owner

JUNE 11, 2023
Date

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.

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SEP 19 2023

File Number: SPR 84-01-R & VAR 23-04

Date Filed: CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

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: BRANDON GUENTHER

City: PLACERVILLE

Name of Owner: BRANDON GUENTHER Telephone: 707-535-9076

Address: 564 MAIN STREET / 566 MAIN ST.

Name of Architect, Engineer or Designer: _____

Address: _____ Telephone: _____

Project Location: _____

Assessor's Parcel Number(s): 003-141-013 / 003-141-141

General Plan Designation: _____

Zoning: CBD COM/DEX

Property size

Gross (sq. ft./acre): 0.65 ACRE

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): _____

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

B. PROJECT DESCRIPTION

1. Type of project and description: OUTDOOR DINING / PARKING VARIANCE

2. What is the number of units/parcels proposed? 2

3. What is the gross number of units per acre? 1 RESTAURANT.

4. Site Size: 0.65 ACRE

5. Square footage of each use: 5775

6. Number of floors of construction: 2

7. Amount of off-street parking provided: 19 SPACES

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: _____

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: RESTAURANT - 520 FT² SALES

12. If industrial, indicate type, estimated employment per shift, and loading facilities

N/A

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: OUTDOOR DINING ADDITION / PARKING VARIANCE

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. N/A

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. N/A

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 checked="" type="checkbox"/>	<input 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. _____

RESTAURANT BUILDING WITH OFFICES ABOVE

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 LAND WITH RESTAURANT + PARKING

GEOLOGY AND SOILS

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

100% 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: N/A

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: HANPTOWN CREEK +/- 200'

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: 60% TREES / 40% EXISTING BUILDING / ASPHALT

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? 0

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.): HYDRANT 20'
42. What is the distance to the nearest fire station? 0.3 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? N/A

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): Com.

HAZARDS

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

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? NO
- 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)? NO
- 60. Will the project require the extension of existing public utility lines? NO If So, identify and give distances: _____

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: _____

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.

JUNE 11, 2023
Date


Signature

CD-021-P
3/15

For BRANDON GUENTHER

FIREFLY HOSPITALITY GROUP, INC

564 Main Street, Placerville, California 95667 • (530) 295-9408 • www.rockeroysterfellers.com

June 22, 2023

City of Placerville
Development Services Department
Building Division

This letter is a formal request for a site plan review and variance for 564 Main Street in Downtown Placerville in response to a notice of administrative violation. The violations listed on the notice will be addressed in the order listed.

1. Installation of wall signage without the benefit of a permit in violation of code.

The wooden signs that were mounted to the covered windows on the front of the building have since been removed and the temporary signage painted on the west facing wall during the pandemic have been painted over.

**2. Outdoor dining structure built without the required building permit -and-
3. Establishment of outdoor dining area and reduction in parking area requiring a site plan review application.**

The construction of an outdoor shade structure, dumpster enclosure, bar and dining area were a direct result of business modifications permitted by the City of Placerville as a response to the COVID 19 pandemic in 2020. Over \$36,000.00 in materials and labor was spent on this project to allow our business to remain open and to keep as many of our employees in work as possible. This outdoor area was constructed over 8 of our parking lot spaces and adjacent areas. The shade structure and bar were built with commercial materials and were designed to be self standing, extremely sturdy and are not attached to the building in any way.

We request the City of Placerville to allow us to maintain some of this outdoor dining area so as not to lose this investment we have made with the following modifications:

1. Removal of picnic tables from four parking spaces in the northeast quarter of parking lot, returning them into useable spaces for customer parking.

2. Removal of potted plants in front of shade structure and addition of four compact parking spaces in front of covered area with parking stops and new asphalt striping, returning the four spaces covered by the shade structure to our useable parking lot.

The construction and use of this area was a significant expense for our business in a period of significant financial loss for many of our town's businesses. With these modifications in place, we would lose only the tandem parking spaces in the alley which were granted to the business in 1984 and would request a lease of 6 spaces from the Mooney Lot located directly adjacent to the business. We have also greatly reduced the number of seats indoors to 61 fixed seats (previously 150) and 32 outdoor seats.

Please see the attached parcel map showing the proposed parking stalls in conjunction with the existing shade structure.

Additionally, please take into consideration that almost all of the surrounding businesses are closed at night and on the weekends which frees up public parking spaces at times that our business sees the most demand.

We would also like to take this opportunity to request permission to replace the front door and windows where they once previously existed on the Main Street frontage of the western half of the building. Please see attached rendering and door and window specs.

It is our hope that Placerville City Council is amenable to these concessions and we are able to move forward in providing something of value to our great community.

Sincerely,



Brandon Guenther
President
Firefly Hospitality Group, Inc.
Hangtown Cantina
Rocker Oysterfeller's Kitchen + Saloon
(707) 535-9076
brandong@fireflyhospitalitygroup.com

Requested Variance

- *What are the special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings) the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification?*
- *The combination of the two buildings at 564 and 566 Main Street created 5000 square feet of space which was permitted by the City of Placerville in 1984 and held over 150 permanent seats with 22 parking spaces plus tandem parking for 8 employee vehicles in the rear alley. Newer city regulations would require nearly 40 parking stalls for this number of customers. Hangtown Cantina has since made dramatic cutbacks to the number of permanent seats inside (65 seats) and due to the changing dynamics of customer needs since the pandemic, an outdoor dining area is necessary to remain competitive amongst our neighboring businesses which are all able to offer al fresco dining options.*
- *Please describe how the granting of a variance is not a special privilege or inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated?*
- *The granting of a variance in this case, would be in line with variances recently granted to neighboring businesses. Additionally, the 47 years that this property has operated as a restaurant and prior city permitting in 1984 which allowed the restaurant to grow to such a size with fewer parking options than are currently available, should be taken into consideration. Modern parking requirements are creating a hindrance for current operators of these historic properties as we attempt to refresh an otherwise fading part of Downtown Placerville.*
- *Please describe how granting of this variance is otherwise compliant with the zone regulation governing the parcel of property?*
- *Zoning regulations governing the concerned parcels allow for leasing of city owned parking spaces within 300 feet of the business for use by employees of*

the business. The Mooney Lot, directly adjacent to the business has six spaces available for lease. The regulations also allow for compact parking spaces measuring 7'x 17' in a business supplied parking area for up to 20% of the total parking stalls. With the city's permission to lease six parking spaces from the Mooney Lot, 25 parking stalls would be made available which would include 4 compact parking spaces, maintaining the required 24' parking aisle and would allow for a portion of outdoor dining area permitted during the pandemic to remain an essential part of the business.

1/4 inch = 7'

— MAIN STREET —

PARCEL: 003141022

PARCEL: 003141013

PARKING LOT

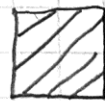
BUILDING (EXISTING)

MOONEY LOT

BUILDING 2ND STORY (EXISTING)

SHADE STRUCTURE (PROPOSED)

ALLEYWAY (OUTDOOR DINING PROPOSED)



HILLSIDE WOODED AREA

1/4" = 2' 1/2"

PARCEL ID: 003141022

MAIN STREET

PARCEL ID: 003141013

STANDARD (9' x 18')

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

24'

TRASH ENCLOSURE 9' x 12' 7"

STANDARD

STANDARD

STANDARD

BUILDING FRONTAGE ON MAIN ST. = 70'

STANDARD

STANDARD

STANDARD

STANDARD

COMPACT (7' x 17')

COMPACT

COMPACT

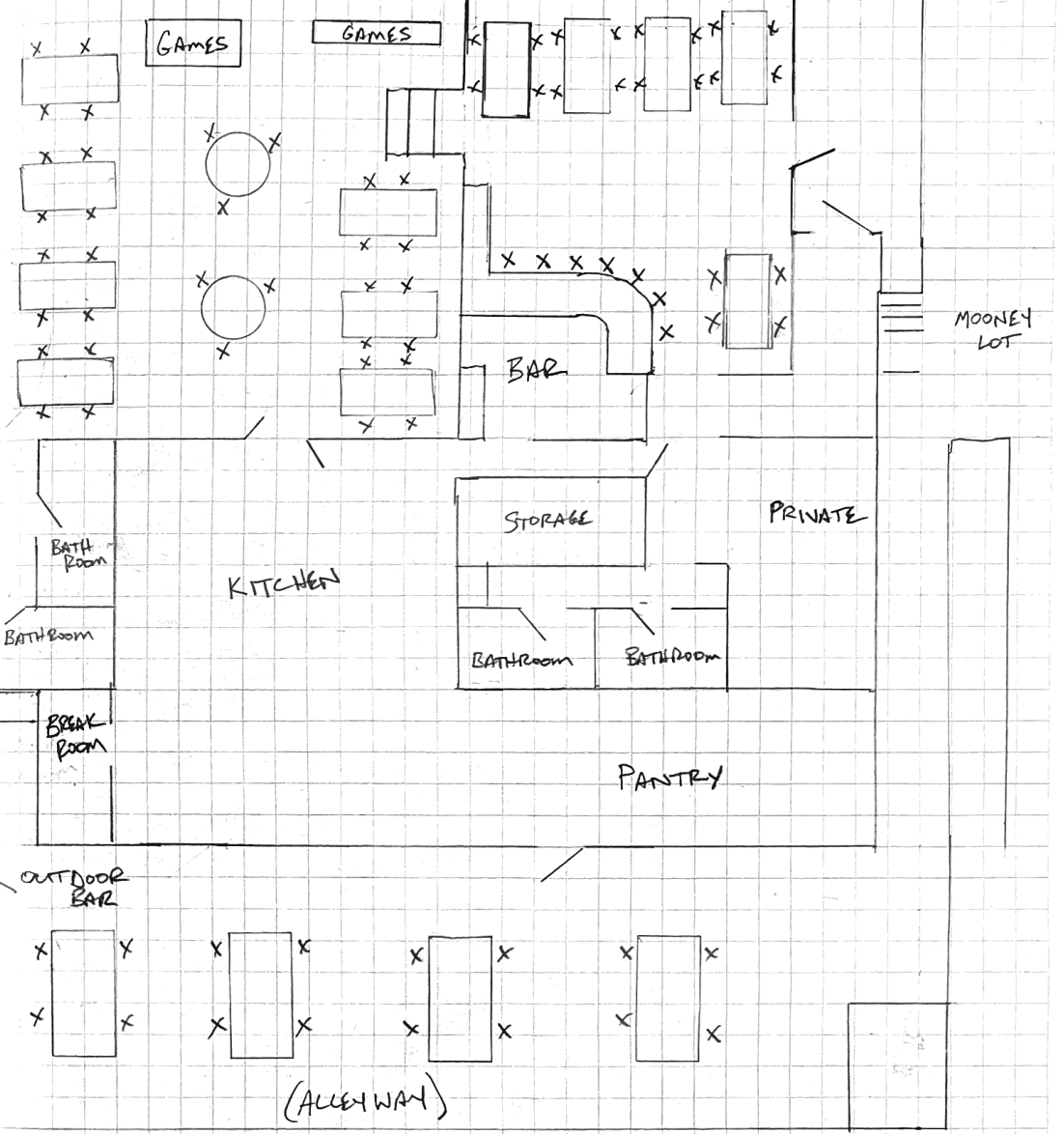
COMPACT

SHADE STRUCTURE

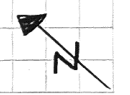
PROPOSED WINDOW

PROPOSED FRONT DOOR

PROPOSED WINDOW



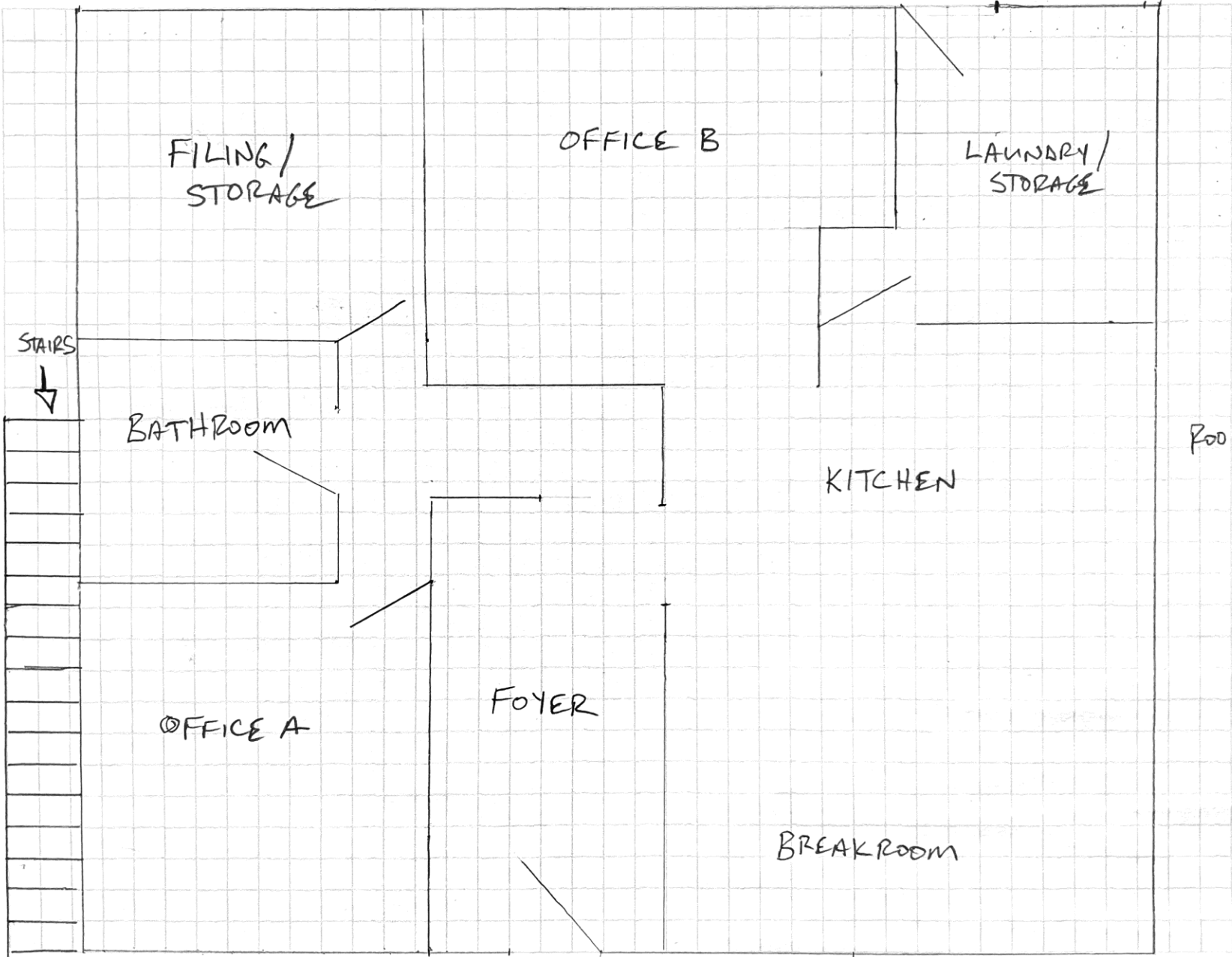
APPROXIMATE SCALE 1/4" = 2' 1/2"



SECOND STORY STRUCTURE

ROOFTOP

SCALE: 1/4" = 1'



STAIRS
↓

FILING/
STORAGE

OFFICE B

LAUNDRY/
STORAGE

BATHROOM

KITCHEN

ROOFTOP

OFFICE A

FOYER

BREAK ROOM

↑ N

WALKWAY

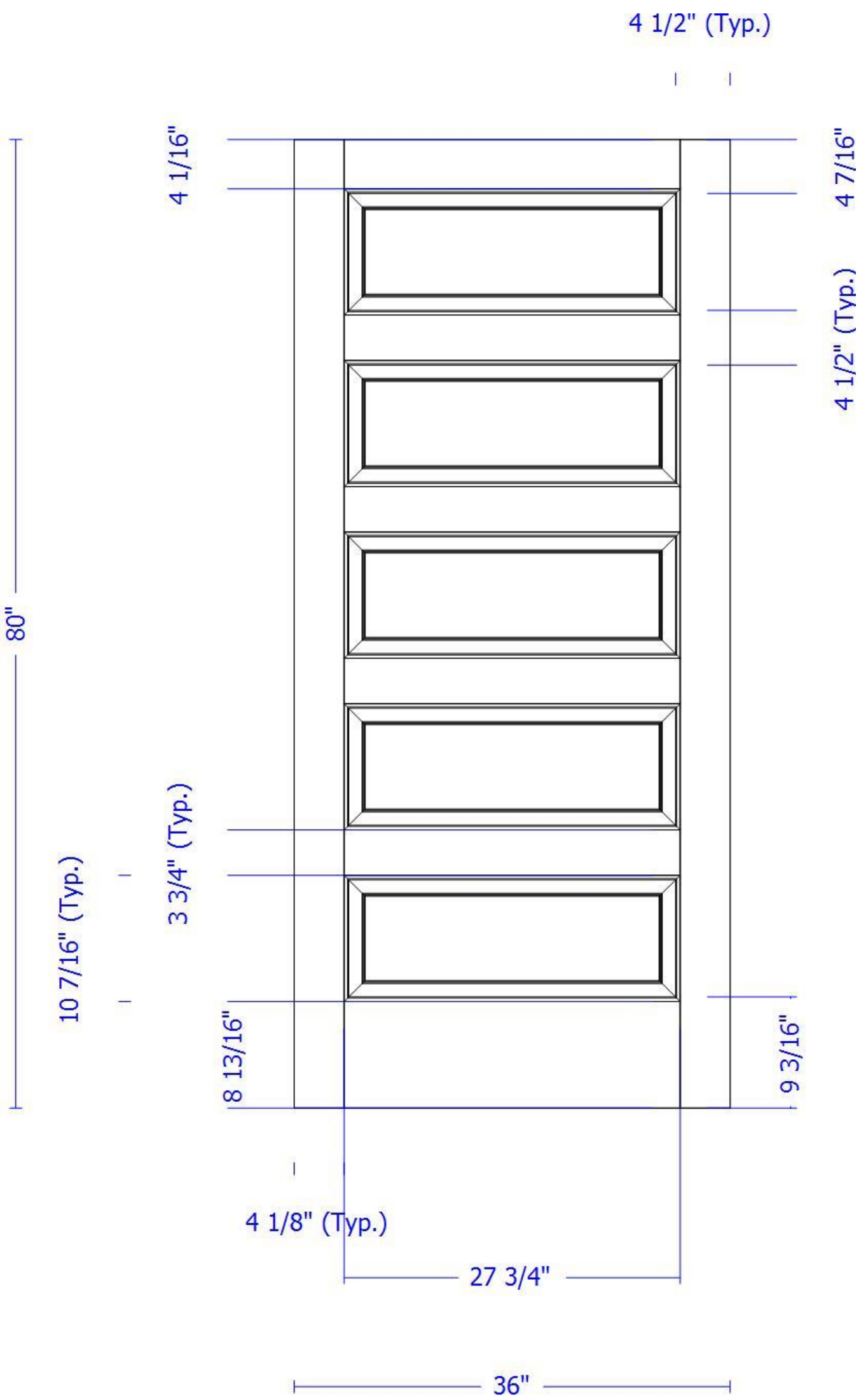
ROOFTOP

print-graph-paper.com

ROCKER OYSTERFELLER'S

kitchen + saloon

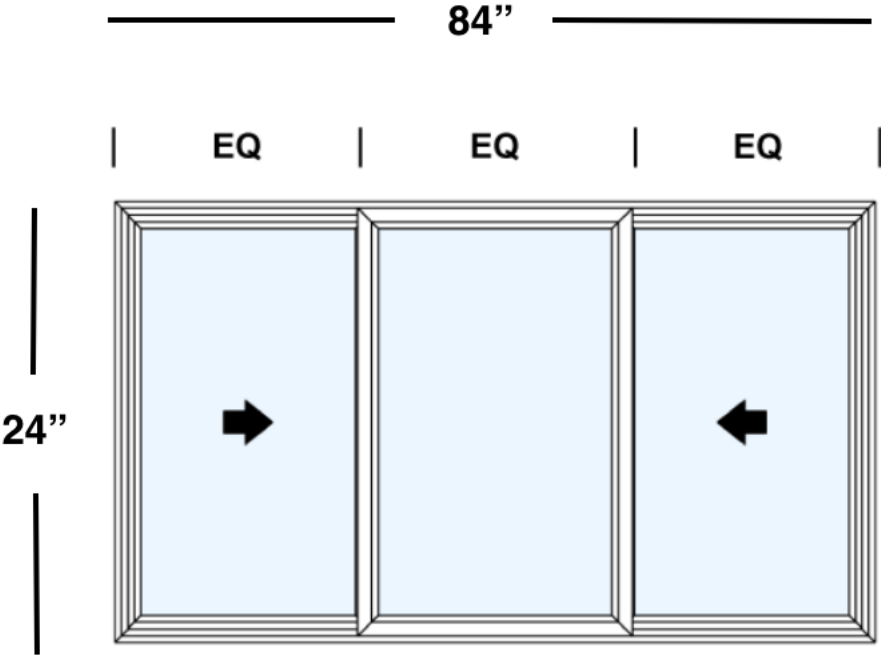




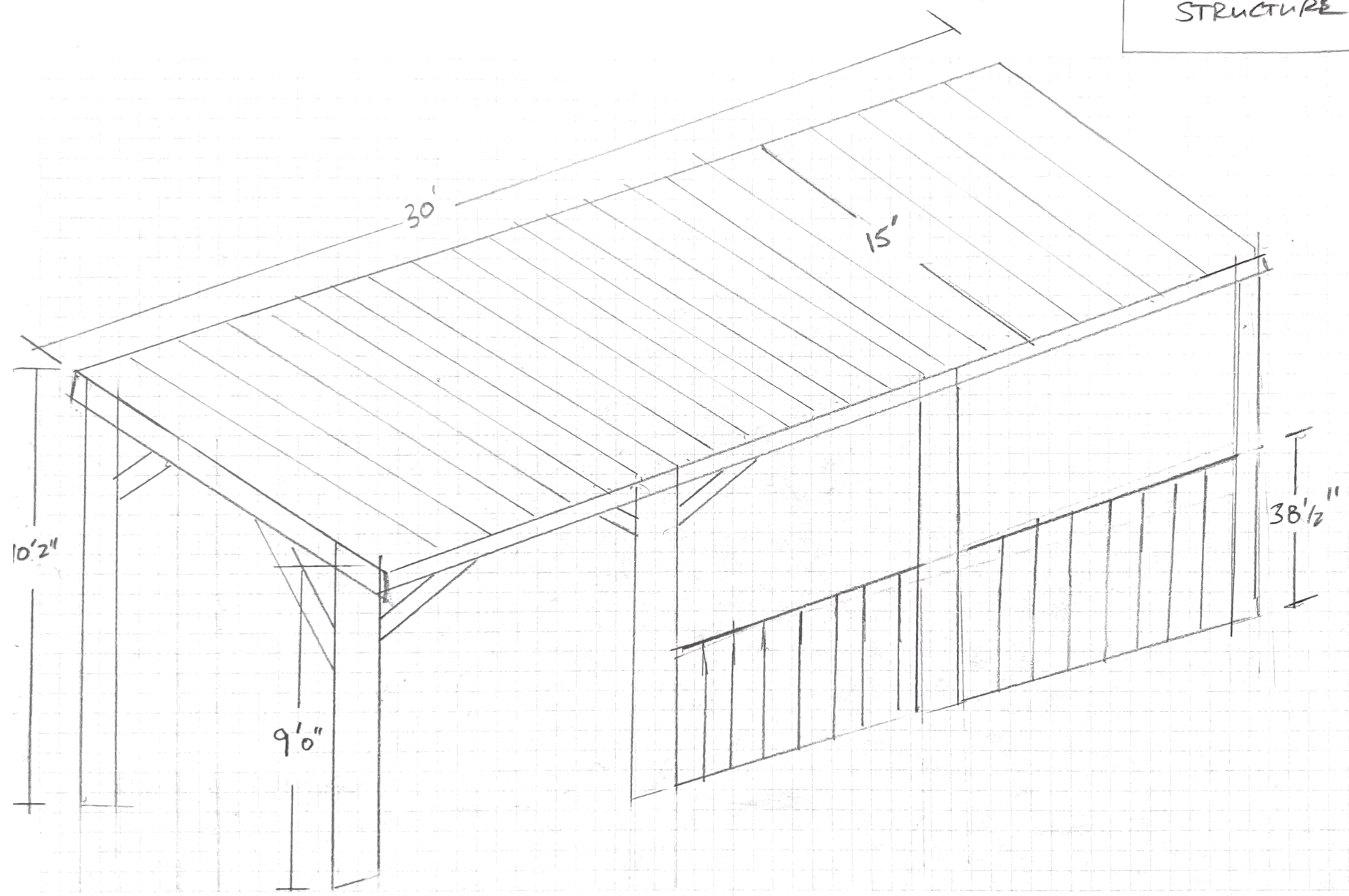
Double Vent - 1/3 Sash

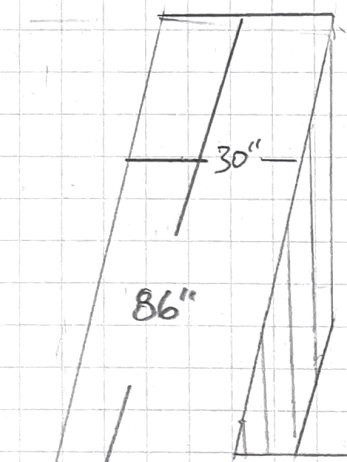
Milgard - Trinsic V300

Tempered Glass Panels



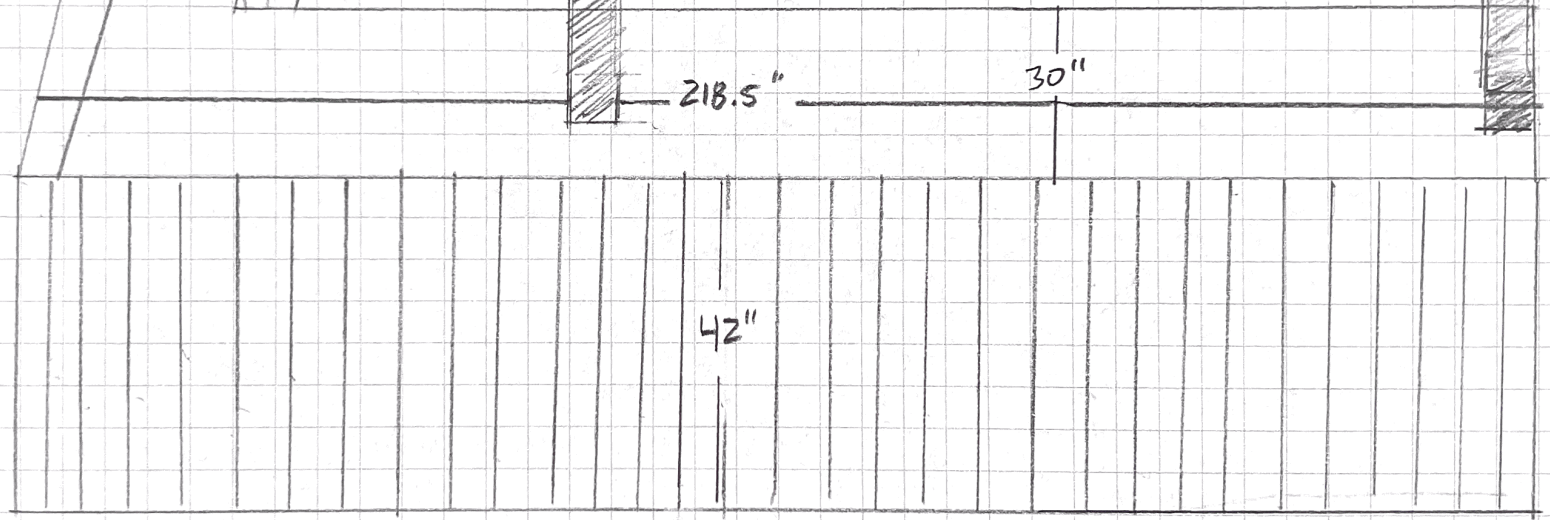
SHADE
STRUCTURE





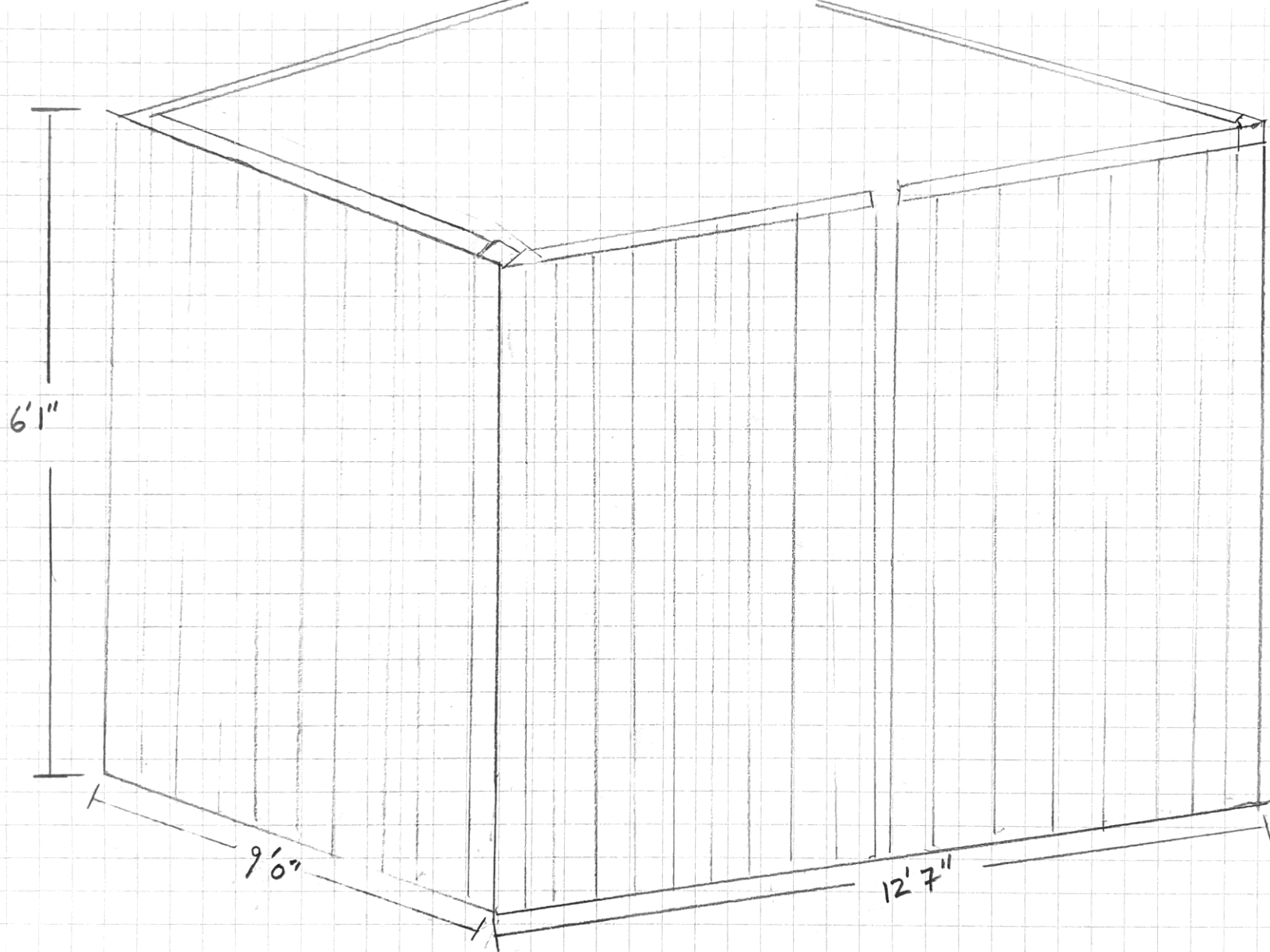
SHADE
STRUCTURE
BEAM

An arrow points from the text "SHADE STRUCTURE BEAM" to a vertical shaded beam on the right side of the drawing.



OUTDOOR BAR





TRASH ENCLOSURE: 12'7" W x 9'0" D x 6'1" T

Market Light Information:

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SEP 19 2023

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

- FEIT 48' LED Filament String Lights (per pack)

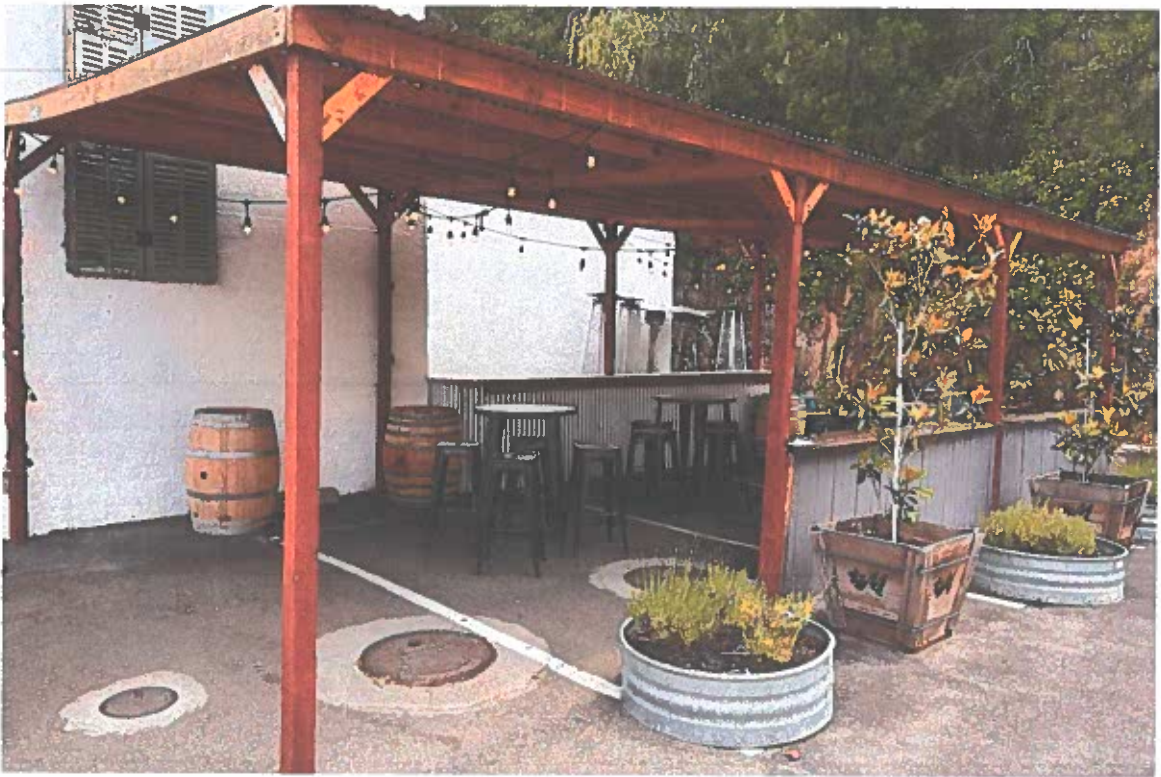
Features

- Indoor or Outdoor Use
- Suitable for wet locations
- Includes 24 screw base LED bulbs plus 2 spares (per pack)
- Decorative filament LED bulbs 2200K
- Shatter resistant bulbs
- Heavy-Duty 16/3 Cord
- 24 Sockets 2ft apart (per pack)
- Connect up to 45 sets 2160ft
- Energy saving 1 watt LED bulbs
-

Specifications

- Actual Wattage: 1W Bulb / 24W
- Input line voltage: 120
- Color: 2200K
- Life Hours: 15,000
- Cord Type: 16/3 SJTW
- Length: 48 ft. (14.6M) (per pack)
- Bulb Spacing: 2 ft. (0.6M)
- Sockets per string light: 24 (per pack)
- Socket Size: E26
- Bulb Type Included: S14/822/PC/24

There are a total of eight sets connected together and plugged into a weatherproof outlet on a timer. The strands are hung over 8' - 12' overhead and are additionally secured by coated steel cable secured to the building and into the rock cliff using expansion bolts drilled into the rock. The strands continue on underneath the shade structure and are hung securely from the main frame.



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DEVELOPMENT SERVICES DEPT



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