

Item 11.1

“Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission

ADDENDUM TO DECEMBER 21, 2021 AND JANUARY 4, 2022 STAFF REPORTS

APPLICATION NO.: Site Plan Review 21-03, Variance 21-01, VAR 21-02,
Environmental Assessment EA 21-01

DATE: January 4, 2022

REQUEST: Site Plan Review Approval for a 106 room hotel
("Placerville Hotel") and Variance requests for
building height and compact parking spaces
respectively.

STAFF: Pierre Rivas, Development Services Director

Recommendation: Staff would recommend that the Commission make the additional modifications to the conditions of approval shown in the staff report dated December 21, 2021. These revisions include, superseding those modifications made in the staff report dated January 4, 2022 (Conditions 1, 40 and 47).

Revisions to Conditions of Approval

Staff recommends that the following conditions of approval be revised as follows shown as underline and ~~strikeout~~:

1. Submit revised plans to staff for review and approval by the Planning Commission to include:
 - i. The "Site Details" plan shall show the method of physical materials and landscape screening for all exterior mechanical equipment, and indicate location and method of screening of proposed propane tank(s).
 - ii. The "Site Details" plan shall be modified to comply with AB 1383 requiring a dedicated food waste collection bin. The proposed trash enclosures shall be subject to the review of El Dorado Disposal.
 - iii. The Landscape Plan shall be modified as directed by staff, subject to final approval by the Planning Commission and parking lot tree plantings to provide 50% shading at 15 years.

- iv. Applicant shall submit a Landscape Maintenance Agreement in accordance with Code to staff for recordation prior to issuance of a Certificate of Occupancy.
- 18. Perform ~~air test and~~ a CCTV survey of the two sewer laterals previously constructed to serve the hotel and the gas station. These are private laterals, but must be constructed (or proven to have been constructed) to City standards prior to being utilized.
- 27. ~~Surface drainage, d~~ Drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks.
- 34. JACQUIER ROAD: Design and Construct Jacquier Road between Sta. 12 + 13 and Sta. 21 + 50 (approximate) to provide curbs and gutters ~~both sides~~, 4.5 foot sidewalk ~~on one side along project frontage~~, 4 foot HMA bike lanes in each direction, and an 11 foot travel lane in each direction. ~~and a 12 foot two way turn lane paved median area. An additional 12 foot right turn lane approximately 200 feet long with tapers is required to serve the main driveway into the adjacent parcel as shown on the original plans. This additional right turn lane may be deferred until the adjoining parcel is developed. An HMA berm may be substituted for curb and gutter along the future development area. The 4.5 foot sidewalk along the future development may also be HMA and considered temporary in nature.~~
- 35. From Sta. 21 + 50 (approx.) to Smith Flat Road (east) complete the roadway improvements on the south side including curb, gutter, sidewalk, and roadway widening to provide similar 11 foot through lanes, ~~12 foot median area~~, and bike lanes in both directions. A portion of this roadway construction area is under El Dorado County jurisdiction and requires plan submittal and review along with inspection. Similar plans from the previous project were reviewed and approved by El Dorado County DOT.
- 38. Between approximately Sta. 19 and Sta. 21 + 50 the south side of the existing structural section is failing and repair will be required. Provide geotechnical engineer review of this failed area with recommendations for repair for review and approval by the City Engineer prior to proceeding with any roadway work in this area. As per prior approvals, the development will be required to fulfill their commitment of a 2" HMA overlay or provide share of repair equivalent to a 2" HMA overlay.
- 40. A fall protection structure designed by a structural engineer is required at the top of the wall to protect vehicles and bicyclists ~~(if bicycle facilities are proposed on this side of the road)~~ from going over the top of the wall. A structure has been

designed previously, and revising to a different design must take the wall design and its tiebacks into consideration. ~~If there are no bicycle facilities proposed on this side of the road, then a metal beam guardrail may be sufficient to protect from vehicles going over the top of the wall.~~ The final design of the vehicle and/or bicyclist barrier will need to be reviewed and approved by the City Engineer.

- ~~45. Submit street lighting plans and details for review and approval by the City Engineer. Street lighting plans were originally proposed in the medians, but detailed plans were never provided, and having median lights is not a requirement. Street lighting is required from Point View Drive to Smith Flat Road (east).~~
- ~~46. Install ADA-accessible curb ramps at all driveways and curb returns. This includes the existing ramp at the Smith Flat Road westbound off ramp. The City and developer may partner on this effort to have the ADA ramp addressed for compliance and safety.~~
47. Provide signing and striping plans and install signing and striping for the project as required by the City Engineer. All off-site striping shall be thermoplastic. The applicant will be responsible for all costs. ~~Coordinate with Caltrans and El Dorado County regarding signing for Jacquier Road whereby Jacquier Road will be added as an additional street name to Point View Drive exit signs along the freeway, both advance signs and off ramp signs. The applicant will be responsible for its fair share of the costs. Some city signs may require changing or supplemental signs required also as a result of the off ramp sign modifications. Jacquier Road is an arterial and is the dominant road that connects Highway 50 and Broadway to Carson Road; Point View Drive is not a through road and serves as a local collector road.~~
48. BUS STOP: A bus stop shall be provided in accordance with EDCTA standards and requirements. A pullout will not be required. ~~Existing plans indicate a specific shelter brand and type to be installed near Sta. 13.~~ Contact the EDCTA for determination of location and type of shelter required.