

## Item 11.1

*"Placerville, a Unique Historical Past Forging into a Golden Future"*



### City of Placerville Planning Commission **STAFF REPORT – CONTINUED FROM DECEMBER 21, 2021**

**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.

**STAFF:** Pierre Rivas, Development Services Director

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**APPLICANT/OWNER:** Apple Hill Hospitality, LLC

**REPRESENTATIVE:** Brett Miller, Eat.Drink.Sleep

**LOCATION:** 3001 Jacquier Road, southeast corner of Jacquier Road and Smith Flat Road, north of U.S. Highway 50, APNs: 048-290-042 (hotel), 048-290-044 (parking), and 048-210-038 (detention pond)

**RECOMMENDATION:** Adopt findings and approve Site Plan Review 21-03 for a 106 room hotel ("Placerville Hotel"); and adopt findings and approve Variance 21-01 for building height allowing for a maximum height of 53 feet and approve Variance 21-02 to allow up to a total of 44% compact parking spaces in lieu of 20%.

#### **BACKGROUND:**

The subject Site Plan Review application and Variance Requests were scheduled on the Planning Commission agenda for December 21, 2021. Upon request by the project applicant to continue the items, the Planning Commission approved continuing said items to January 4, 2022. This staff report is supplemental to the December 21, 2021 staff report.

## **SUPPLEMENTAL ANALYSIS**

The following areas of discussion are in response to comments and inquiries received by staff from the public following the December 15, 2021 written comment period.

### **Height Variance Request**

For clarification, the maximum height permitted in the Highway Commercial Zone is 40 feet. The variance request will allow for an average building height of 46 feet, 7 inches. The component hotel height calculations are as follows:

- Average Height: 46 feet, 7 inches
- Overall Building Height: 46 feet, 10 inches
- Height to top of chimney: 52 feet, 10 inches

### **El Dorado County Airport Land Use Compatibility Plan - Placerville Airport, June 28, 2012**

The project site is located within **Safety Zone 6 "Traffic Pattern Zone."** The proposed hotel is considered a short-term lodging facility and is considered "normally compatible" when not exceeding a maximum "sitewide average" intensity of 400 persons (number of persons expected on the entire site divided by the site acreage) or a "single-acre" intensity of 1,000 (number of persons expected to occupy the most intensively used 1.0-acre of the site). The statewide average for the hotel is calculated to be 362 persons (106 rooms times 2 persons per room (full capacity) plus 50 employees plus 100 non-guest patrons:  $212 + 50 + 100 = 362$ ). The "single-acre" intensity is not expected to approach 1,000 persons. In addition, aircraft approach and departures are from and to the south of the airport.

The project site is located within the **"Horizontal Airspace Protection Zone."** The finished floor of the hotel is 2,221 feet elevation above mean sea level. The maximum height of the proposed hotel at 53 (rounded, actual max. height of chimney is 52 feet, 10 inches) feet provides a maximum elevation of 2,274 feet. The airport is located at 2,585 feet. U.S. Highway 50 to the south is at 2,320 feet. The hotel height of 2,274 would not penetrate the horizontal airspace protection zone surface elevation of 2,735 feet (150 feet above the airport). Therefore, the hotel's maximum height is not considered an "Airspace Obstruction."

Although the project site is located within the **"High Noise/Risk Zone"** as shown on the Overflight Zones Map, the noise contour for the site is well below the CNEL 55 noise level as shown on the Airport Noise Zones Map and is considered normally

compatible for exterior noise exposure. As such, new residential projects would be required to record an avigation easement. The hotel project is considered a commercial development and is not subject to recording an avigation easement.

**Recommendation:** Staff would recommend that the Commission make an additional finding and find that the proposed hotel project is consistent with the El Dorado County Airport Land Use Compatibility Plan adopted June 28, 2012; adding the finding to Site Plan Review 21-03 findings and Variance 21-01 (Height Variance) findings.

### **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.
  
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.

47. Provide signing and striping plans and install signing and striping for the project as required by the City Engineer. 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 only be responsible for its fair share of the costs, if any. 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.

#### **ADDITIONAL AGENCY COMMENTS RECEIVED**

1. El Dorado County Transportation Commission, received via email December 22, 2021

#### **ADDITIONAL PUBLIC COMMENTS RECEIVED**

Comments were received via email from the public and are attached.

1. Alex Henderson, December 21, 2021
2. Christa Campbell, December 21, 2021

#### **ATTACHMENTS:**

Attachment 1: Public Agency Comments Received

Attachment 2: Public Comments Received

## **ATTACHMENT 1**



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## Jacquier Road Bike Lanes

2 messages

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**Dan Bolster** <DBolster@edctc.org>  
To: Pierre Rivas <privas@cityofplacerville.org>  
Cc: Jerry Barton <jbarton@edctc.org>

Wed, Dec 22, 2021 at 10:37 AM

Pierre,

I had a feeling that there were already bike lanes on both sides of Jacquier Road from the US 50 WB on- and off-ramps to Smith Flat Road, so I drove out there this morning and took the attached pictures. As the pictures show, both sides of Jacquier are signed and striped at the beginning of the northbound and southbound directions, but after that, there are no more additional bike lane markings in the bike lanes. The southbound bike lane is constricted by K-rail and the northbound bike lane narrows as it nears Smith Flat Road. The attached picture of the narrowing of the northbound bike lane illustrates how previous hotel construction and fencing may have impacted the width of the bike lane and condition of the pavement. While the City could complete striping of the bike lane in both directions prior to construction of the hotel, it might be more efficient to complete striping of the bike lanes until hotel construction has been completed and any improvements to the pavement condition on that section of Jacquier Road have been made. Regarding extension of the sidewalk from its current terminus near the westbound US 50 off-ramp north to the hotel site, that spot improvement is not identified in either the 2020 City of Placerville Active Transportation Plan or the 2040 Regional Transportation Plan. However, from a pedestrian safety and access perspective it makes sense to close that gap in the pedestrian connection between the hotel project and the newly constructed pedestrian facilities on Upper Broadway that provide access to shopping and goods and services. Please let me know if have any questions.

Thanks,

Dan

Dan Bolster

Senior Transportation Planner

El Dorado County Transportation Commission

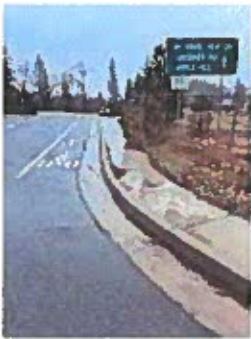
530.642.5262



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3 attachments

Northbound Jacquier Rd Bike Lane at Bottom of WB US 50 Off Ramp.jpg  
4012K



**Southbound Jacquier Rd Bike Lane at Smith Flat Road Intersection.jpg**  
3969K



**Jacquier Rd Bike Lanes\_Narrowing of Northbound Lane.jpg**  
4382K

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**Pierre Rivas** <[privas@cityofplacerville.org](mailto:privas@cityofplacerville.org)>  
To: Dan Bolster <[dbolster@edctc.org](mailto:dbolster@edctc.org)>  
Cc: Jerry Barton <[JBarton@edctc.org](mailto:JBarton@edctc.org)>

Wed, Dec 22, 2021 at 11:20 AM

Hi Dan,

Thank you very much for confirming the status of the bike lanes and sending these pictures.  
I was concerned about the language in proposed COA #40 (See attached). I will recommend a rewording.

Pierre

[Quoted text hidden]

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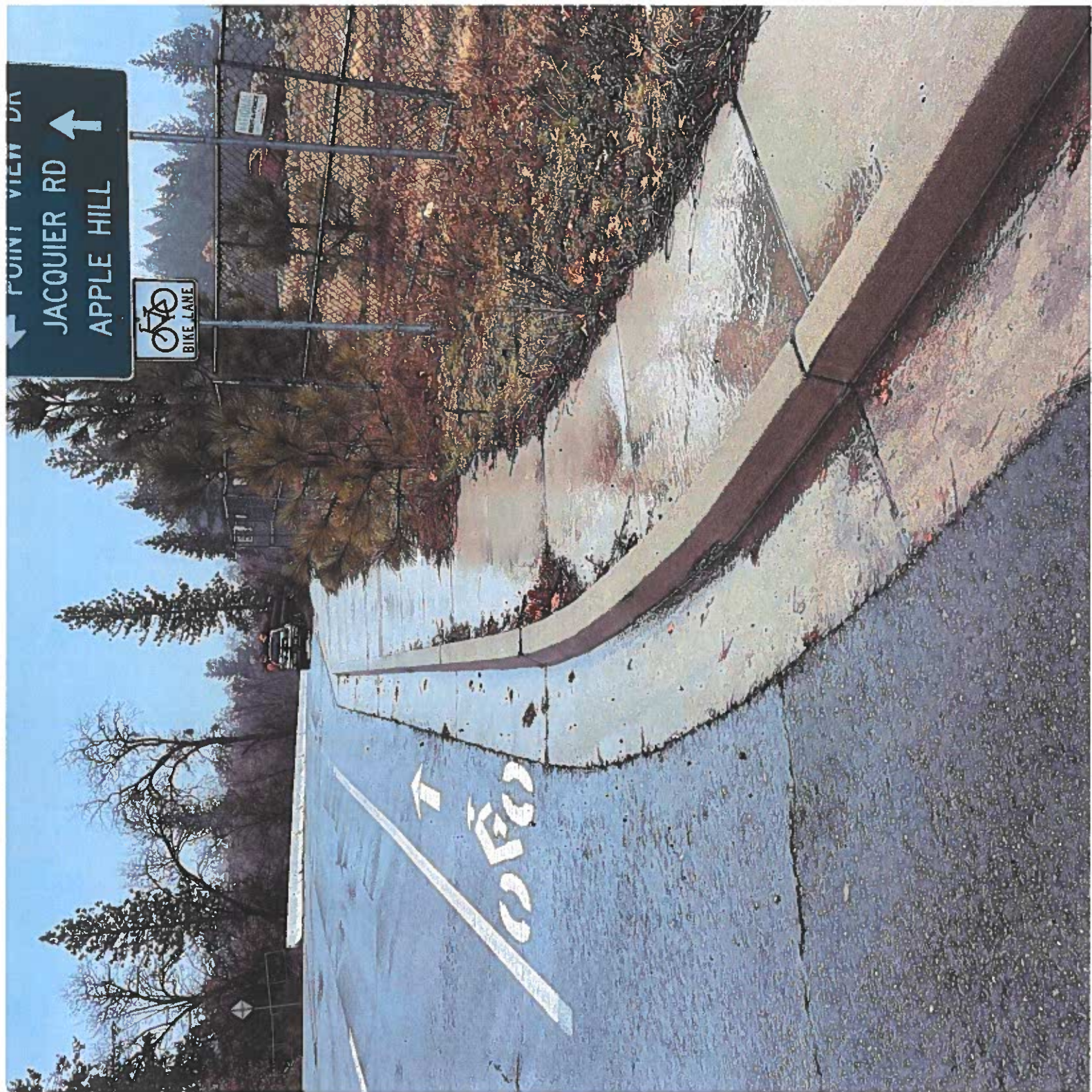
Pierre Rivas, Director  
Development Services Department  
City of Placerville  
(530) 642-5569  
[privas@cityofplacerville.org](mailto:privas@cityofplacerville.org)



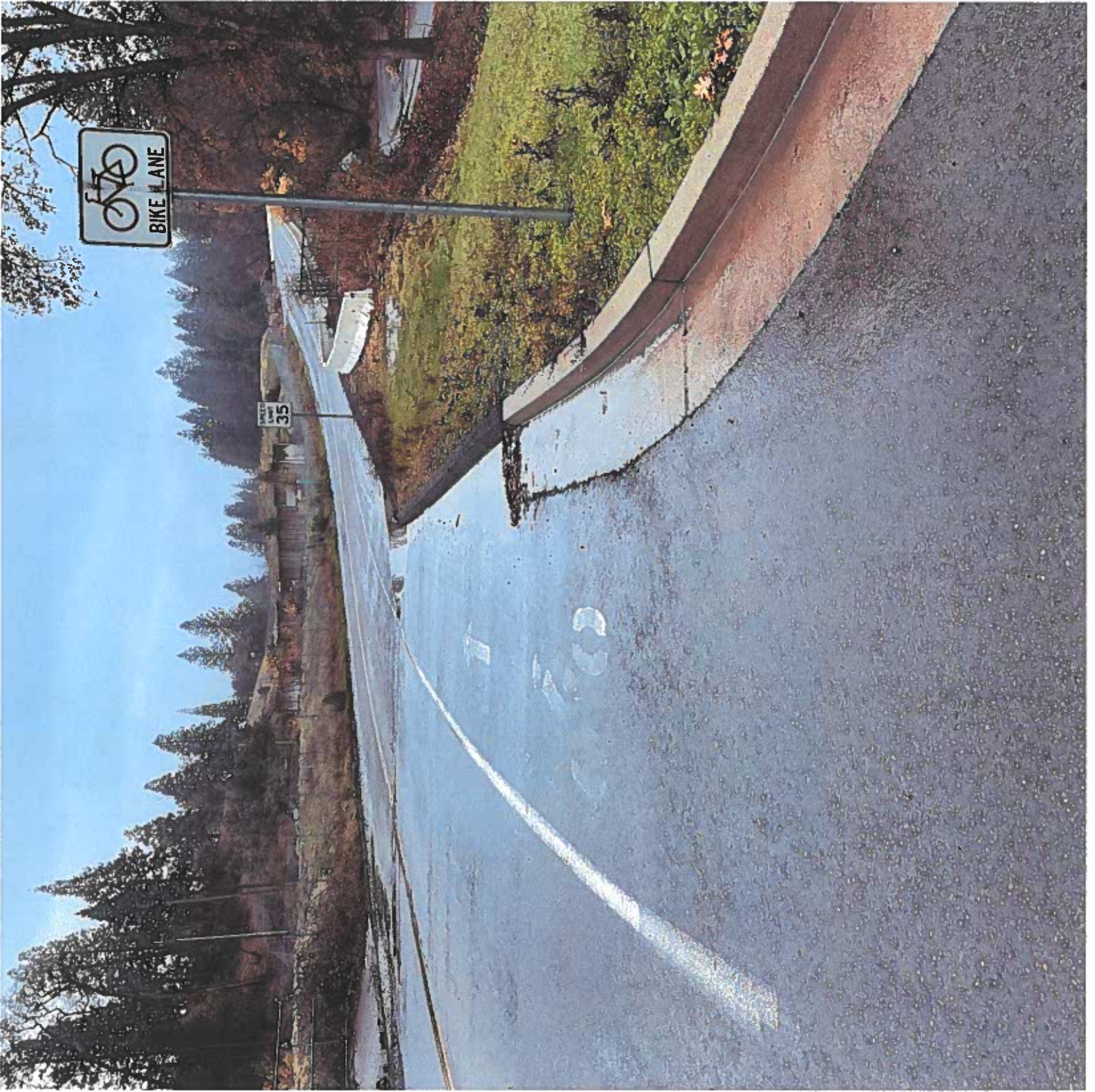
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**Placerville Hotel-finding&COA-bike lanes.docx**  
16K













## **ATTACHMENT 2**



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## I support the 3001 Jacquier Road Plan

1 message

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**Alex Henderson** <info@goldenleaveswines.com>  
To: "pv.planning@gmail.com" <pv.planning@gmail.com>

Tue, Dec 21, 2021 at 12:01 PM

Hi,

While I will not be able to attend the review meeting this evening; I would like you to know that El Dorado County needs more hotel space for guests and this project should work well on this site.

Please record my support for the variance.

Thanks

Alex Henderson

Owner, Golden Leaves Vineyard & Winery

3625 Omo Ranch Rd, Somerset CA 95684





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## **Jacquier Road Hotel Site Review**

1 message

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**Christa Campbell** <rainboworch@gmail.com>

Tue, Dec 21, 2021 at 12:14 PM

To: pv.planning@gmail.com

I recommend the Placerville Planning Commission approve Site Plan Review (SPR) 21-30, Hotel; Variance (VAR)) 21-01; Variance (VAR) 21-02 on December 21 Agenda.

Thank you.

Christa Campbell  
Rainbow Orchards  
Board Member, El Dorado County Chamber  
Board Member, Apple Hill Grower Association  
Board Member, El Dorado Farm Trails Association