

PENDING RESIDENTIAL PROJECTS

Project Name - File Number; Location Applicant / Developer Info	Request and Application Status
795 CHAMBERLAIN ST – CONDITIONAL USE PERMIT (CUP 25-02) APN: 003-071-030 Zoning: R1-6 Property Owner/Applicant: Danelle Slater	Consideration of turning this historic cottage into a Bed & Breakfast. Application Information: Conditional Use Application • Conditional Use Project Description & History PC: 6/17/2025
3062 CEDAR RAVINE RD – ZONE CHANGE (ZC 25-01) GENERAL PLAN AMENDMENT (GPA 25-01) APN: 003-241-067 Zoning: BP Property Owners/Applicants: Sean Manwaring & Jacob Rigoli	Consideration of changing from a BP (Business Professional) to R3 (Residential) to keep the historic Thompson House from being turned back into Commercial Use. Application Information: Zone Change Application • Zone Change Project Description • Zone Change Historic District Map General Plan Amendment Application • GPA Questionnaire Answers PC: TBD
0 MADRONE LN – CONDITIONAL USE PERMIT (CUP-01) APN: 050-401-018 Zoning: R1-20 Property Owner/Applicant: Sandra Martin Representative: Sandra Martin	Consideration of request to allow RE uses specifically the keeping of hooved animals on a parcel greater than 5 acres. Application Information PC: TBD
LOT LINE ADJUSTMENT (LLA) 23-04 APNs: 049-100-033 & -032 Zoning: R1-20 and RE Applicant / Property Owner: Leonard Grado	
1780 & 1885 STONECREST LANE – GENERAL PLAN AMENDMENT (GPA) 23-01, ZONE CHANGE (ZC) 23-06, TENTATIVE PARCEL MAP (TPM) 23-01 APNs: 049-100-033 & 049-100-032 Zoning: R1-20 / RE Applicant/ Property Owner: Leonard Grado Representative: Lebeck Engineering	Consideration of application to adjust boundary lines of 1770 & 1885 Stonecrest Road, APNs 049-100-033 & -032. Staff Determination: In Progress.
	Consideration of request to complete a General Plan Amendment and Zone Change, as well as a merge and re-divide of the two parcels, to create four (4) parcels and remove split zoning. PC: TBD CC: TBD

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Public Hearing Abbreviations

CC – City Council PC – Planning Commission TBD – To Be Determined

APPROVED RESIDENTIAL PROJECTS

Project Name - File Number; Location Applicant / Developer Info	Development Type; Use; Expiration Date
<p>3168 AIRPORT ROAD – TEMPORARY MOBILE HOME (TMH) 23-01 APN: 049-250-022 Zoning: R1-A/AO Property Owner/Applicant: Arne and Lynda Jorgensen</p> <p>3168 AIRPORT ROAD – TEMPORARY MOBILE HOME (TMH) 23-01-E</p>	<p>Consideration of a request for placement of a manufactured home to be used as temporary living quarters during construction of the primary residence on the subject parcel.</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 – Applicant Submittal Package</p> <p><i>Approved; 10-day appeal period deadline December 15, 2023.</i></p> <p>Consideration of a request to extend the approval of TMH 23-01 for the placement of a manufactured home on the subject parcel to be used as temporary living quarters during construction of the primary residence until such time as the building permit (BP# 22360) is finalized and occupancy granted.</p> <p>Application Information: Extension Request Letter</p> <p>PC: January 7, 2025 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Amended Conditions of Approval • Att 2 – TMH 23-01 Final COAs, 12 05 2023 • Att 3 – Extension Request Letter</p> <p><i>Planning Commission approved a time extension of the approval of TMH 23-01-E to December 5, 2027. 10-day appeal period deadline is January 17, 2025.</i></p>
<p>100 LEMON PLACE - LOT LINE ADJUSTMENT (LLA) 24-04 APNs: 323-220-008 & 323-220-013 Zoning: R-3 Medium-Density Multi-Family Residential / Planned Development Overlay (R3/PD) Applicant / Property Owner: Mallard Apartments, LP & Mooni N. Sanwal & Manita Sanwal</p>	<p>Consideration of a request to re-align the property lines to match the proposed improvements on Lemon Place.</p> <p>Staff Determination: Approved.</p>
<p>2706 BEDFORD AVENUE – MAP AMENDMENT (MA) 24-01 APN: 050-610-051 Zoning: R1-20/PD Applicant / Property Owner: Sal Clemente and Esme Escobedo Representative: Victor Pierce, Alpine Design and Drafting</p>	<p>Consideration of a request to amend the building envelope and open area of the existing parcel addressed 2706 Bedford Avenue (APN 050-610-051) to allow development of the parcel.</p> <p>Applicant Information: Application • Authorization Letter • Project Narrative • Proposed Map Amendment • Subdivision Map H-92</p> <p>PC: November 19, 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. Planning Commission recommendation forwarded to the City Council on November 19, 2024.</i></p>

	<p>CC: December 10, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Draft Resolution • Att B – Proposed Amendment Plan • Att C – Staff Report to the Planning Commission Dated November 19, 2024 • Att D – Planning Commission November 19, 2024 Meeting Minutes – Item 10.3</p> <p><i>City Council approval of amendment to the Quartz Mountain Subdivision Phase I, Lot 15 (Resolution No. 9384)</i></p>
<p>2020 SMITH FLAT ROAD – CONDITIONAL USE PERMIT (CUP) 24-03 & SITE PLAN REVIEW (SPR) 24-05 APN: 049-110-031 Zoning: R-1, 10,000 Single-Family Residential (R1-10) Applicant / Property Owner: Cornerstone House of Prayer Representative: James Thorston</p>	<p>Consideration of a Conditional Use Permit and Site Plan Review application to establish a place of worship within the R1-10 Single-Family Residential zone.</p> <p>Applicant Information: Application Documents • CUP Questionnaire Responses • Project Description • Plan Set • Sea-Land Container Elevation</p> <p>PC: October 15, 2024 (<i>October 15, 2024 Planning Commission meeting canceled due to lack of quorum. Item pushed to November 19, 2024 Regularly Scheduled Meeting</i>) Notice of Public Hearing • Agenda • Staff Report • Att 1 – CUP Recommended Conditions of Approval • Att 2 – SPR Recommended Conditions of Approval • Att 3 – Application Plan Set • Att 4 – CUP Questionnaire • Att 5 – Project Description</p> <p>PC: November 19, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – CUP Recommended Conditions of Approval • Att 2 – SPR Recommended Conditions of Approval • Att 3 – Application Plan Set • Att 4 – CUP Questionnaire • Att 5 – Project Description</p> <p><i>Conditionally approved by the Planning Commission on November 19, 2024. 10-day appeal period deadline November 29, 2024.</i></p>
<p>951 WREN COURT – CONDITIONAL USE PERMIT (CUP) 24-05 APN: 001-031-131 Zoning: R-1, 20,000 Single-Family Residential (R1-20) Property Owner/Applicant: Larissa Lujan Representative: El Dorado Homes, Justin Massey</p>	<p>Consideration of a request for a hardship manufactured home within the R-1, 20,000 Single-Family Residential zone on the property addressed 951 Wren Court.</p> <p>Applicant Information: Application • Doctors Note • Plans • Questionnaire</p> <p>PC: November 19, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package • Att 3 – Draft HMH Agreement</p> <p><i>Conditionally approved by the Planning Commission on November 19, 2024. 10-day appeal period deadline November 29, 2024.</i></p>
<p>3076 GOLD NUGGET WAY – VARIANCE (VAR) 24-02 APN: 323-290-025 Zoning: R-3, Medium-Density Multi-Family Residential Applicant / Property Owner: Randy Mickelson</p>	<p>Consideration of a request for a variance from the fence height maximum.</p> <p>Application Information: Application • Elevation • Narrative • Site Plan • Grant Deed</p> <p>PC: November 19, 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 November 19, 2024. 10-day appeal period deadline November 29, 2024.</i></p>
<p>**WITHDRAWN** GENERAL PLAN AMENDMENT (GPA) 24-01 & ZONE CHANGE (ZC) 24-07 APN: 050-401-018</p>	<p>Consideration of request to: (1) Amend the Placerville General Plan Map, changing the 7.64 acre property, APN 050-401-018, from Low Density Residential (LDR) to Rural Residential (RR); and (2) Amend the Placerville Zoning Map affecting the same property, from R-1, 20,000 Single-Family Residential Zone (R1-20) to Estate Residential Zone (RE).</p> <p>Applicant Information: Application • Narrative • Plat Map •</p>

<p>Zoning: R1-20 Applicant / Property Owner: Sandra Martin</p>	<p>PC: September 17, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Applicant Submittal Package • Att 2 – Public Comment • Att 3 – Site Photographs</p> <p>Additional Public Comment Received: Humrick • Mcgee • Highet • Webster • Reierson</p> <p><i>The Planning Commission recommended the proposed project to City Council for consideration and approval (3-2).</i></p> <p>CC: October 8, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Resolution (with Exhibit) • Att 2 – Ordinance (with Exhibit) • Att 3 – Planning Commission September 17, 2024, Minutes • Att 4 – Planning Commission September 17, 2024, Staff Report • Att 5 – Public Comment</p> <p><i>Applicant withdrew the request prior to the October 8, 2024 City Council Meeting.</i></p>
<p>LOT LINE ADJUSTMENT (LLA) 24-05 APN: 001-171-015, -041, & 036 Zoning: R-1, 6,000 Single-Family Residential / Historic (R1-6/H) Applicant / Property Owner: Church of Our Savior & Loyle M. Nash Jr. Representative: James Willson, Site Consulting, Inc.</p>	<p>Consideration of a lot line boundary adjustment to adjust the property likes so the buildings are not bifurcated.</p> <p>Staff Determination: Approved.</p>
<p>2895 BEDFORD AVENUE – SITE PLAN REVIEW (SPR) 24-07 APN: 002-011-019 Zoning: R1-6 / H Applicant / Property Owner: Lauralee Green</p>	<p>Consideration of a Site Plan Review application within the R-1, 6,000 Single-Family Residential / Historic District Zone to modify an existing single-family residence to: (1) Remove the existing sliding door on the west elevation; and (2) Install a vinyl horizontal sliding window to match existing; (3) Install wood siding to match existing.</p> <p>Applicant Information: Application • Site Plan • Elevations</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 deadline September 13, 2024.</i></p>
<p>3079 CEDAR RAVINE ROAD – SITE PLAN REVIEW (SPR) 90-04-R2 APN: 004-011-060 Zoning: Medium Density Multi-Family Residential / Historic (R-3 / H) Applicant / Property Owner: Mark Anthony & Patty Munoz</p>	<p>Consideration of a Site Plan Review request within the Cedar Ravine Historic District to remove and replace the existing deck and railings along the front elevation, facing Cedar Ravine Road.</p> <p>Applicant Information: Project Description (May 10, 2024) *Superseded* • Site Plan & Elevations • Historic District Review Application Revised Project Description (May 31, 2024) • Revised Project Description (June 21, 2024)</p> <p>PC: August 20, 2024 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Revised Project Description • Att 3 – Photographs of Garage Window</p> <p><i>Conditionally Approved; 10-day appeal deadline August 30, 2024</i></p>

<p>3066 CEDAR RAVINE ROAD – SITE PLAN REVIEW (SPR) 24-06 APN: 003-241-008 Zoning: Medium Density Multi-Family Residential / Historic (R-3 / H) Applicant / Property Owner: Jacob Rigoli and Sean Manwaring</p>	<p>Consideration of a Historic District Request within the Cedar Ravine Historic District to: 1) Remove pressboard siding and replace and/or repair old wood siding as needed; and 2) Replace the contemporary aluminum front door with a craftsman style solid wood door of the existing single-family dwelling addressed 3066 Cedar Ravine Road (APN 003-241-008).</p> <p>Applicant Information: Historic District Review Application • Applicant Submittal Package</p> <p>PC: August 20, 2024 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package <i>Conditionally Approved; 10-day appeal deadline August 30, 2024</i></p>
<p>3059 CEDAR RAVINE ROAD – SITE PLAN REVIEW (SPR) 99-05-R (HISTORIC DISTRICT) APN: 004-011-026 Zoning: Medium Density Multi-Family Residential / Historic (R3 / H) Applicant / Property Owner: Philip Darnell</p>	<p>Consideration of a Site Plan Review application within the Medium Density Multi-Family Residential / Historic Zone for the replacement of an existing deck visible from the public right-of-way.</p> <p>PC: 08-15-2023 Notice of Public Hearing • Staff Report • Attachment 1 • Attachment 2 • Attachment 3 • Attachment 4</p> <p>Continued off calendar for a period not to exceed 6 months. Applicant to work with City to support finding of infeasibility to support use of Trex® decking material.</p> <p>PC: 07-02-2024 Applicant Submittal – Additional Information Notice of Public Hearing • Staff Report • Att 1 – Additional Information • Att 2 – August 15, 2023 Planning Commission Staff Report • Att 3 – August 15, 2023 Planning Commission Minutes, Item 10.1</p> <p><i>Conditionally Approved; 10-day appeal deadline July 12, 2024</i></p>
<p>3095 CEDAR RAVINE ROAD – SITE PLAN REVIEW (SPR) 22-06-E APNs: 004-011-054 Zoning: R-3/H (Multi-Family Residential / Historic)</p>	<p>Consideration of a twelve-month extension request for Site Plan Review (SPR) 22-06 for the construction a residential duplex within the Medium Density Multi-Family Residential / Historic District (R-3 / H) Zone.</p> <p><u>SPR 22-06</u> Application Submittal Package: Application • Plans</p> <p>PC Hearing: October 4, 2022 (Notice of Public Hearing) (Agenda) Staff Report • Attachment A • Attachment B • Attachment C, Part 1 and Part 2</p> <p><i>Approved: October 4, 2022</i></p> <p><u>SPR 22-06-E</u> PC: April 16, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – SPR 22-06 Staff Report (October 4, 2022) • Att 2 – SPR 22-06 Final Conditions of Approval • Att 3 – Extension Application</p> <p><i>One year extension request granted. New expiration deadline April 4, 2025.</i></p>

<p>1826 POINT VIEW DRIVE – VARIANCE (VAR) 24-01 APN: 049-180-025 Zoning: R-3/AO Property Owners: Eric and Megan Perkins</p>	<p>Consideration of a request to construct a deck in the rear yard.</p> <p>Application submittal package.</p> <p>PC: April 2, 2024 Notice of Public Hearing • Agenda • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Building Official Memorandum • Att 3 – Site Plan • Att 4 – Project Narrative • Att 5 – Site Photographs</p> <p><i>Approved by Planning Commission; 10-day appeal period deadline April 12, 2024.</i></p>
<p>432 & 651 SKYLINE DRIVE – LOT LINE ADJUSTMENT (LLA) 24-02 APN: 003-081-024 & 051-020-042 Zoning: R1-20 Property Owner: Mark Verbinsky & Dawna Vanleave</p>	<p>Consideration of application to merge APNs 003-081-027 & 051-020-042, addressed 432 & 651 Skyline Drive.</p> <p>Staff Determination: Approved March 28, 2024.</p>
<p>2968 COLOMA STREET / 2925 WOOD STREET – TENTATIVE PARCEL MAP (TPM) 23-02 APN: 001-161-014 Zoning: R1-6/H Property Owners: Alan Ming (CGC Renovations, LLC) & Chris Kalsbeek</p>	<p>Consideration of a request to subdivide the subject parcel so that the Coloma Street and Wood Street existing structures are on separate parcels.</p> <p>Application Information</p> <p>Staff Determination: Conditionally Approved.</p>
<p>2968 COLOMA STREET – SITE PLAN REVIEW (SPR) 24-01 APN: 001-161-014 Zoning: R1-6/H Property Owners: Alan Ming (CGC Renovations, LLC) & Chris Kalsbeek</p>	<p>Consideration of a Site Plan Review application within the Single-Family Residential / Historic District Zone to modify an existing single-family residence to replace three aluminum windows and one wood window with one wood window with vinyl casement windows with simulated divided lite.</p> <p>Application Information: Site Plan • Application • Plans</p> <p>PC: 03-19-2024 Notice of Public Hearing • Agenda • Staff Report (Revised) • Att 1: Recommended Conditions of Approval • Att 2: Applicant Submittal Package</p> <p><i>Conditionally Approved on March 19, 2024; 10-day appeal deadline March 29, 2024.</i></p>
<p>3076 CEDAR RAVINE ROAD – SITE PLAN REVIEW (SPR) 23-18 (HISTORIC DISTRICT REVIEW) APN: 003-241-009 Zoning: R3/H Property Owner: Robert W Combellack Revocable Trust Applicant: Julian Thrift</p>	<p>Consideration of a Site Plan Review (SPR) request to remove and replace the existing old mill cedar lap siding with Hardie concrete fiber lap siding.</p> <p>Applicant Information: Historic District Review Application • Site Plan • Elevations • Project Description</p> <p>PC: December 19, 2023 Notice of Public Hearing • Staff Report • Att 1 – Recommended Conditions of Approval • Att 2 – Applicant Submittal Package</p> <p><i>Conditionally Approved; Building Permit #23071</i></p>

<p>3168 AIRPORT ROAD – TEMPORARY MOBILE HOME (TMH) 23-01 APN: 049-250-022 Zoning: R1-A/AO Property Owner/Applicant: Arne and Lynda Jorgensen</p>	<p>Consideration of a request for placement of a manufactured home to be used as temporary living quarters during construction of the primary residence on the subject parcel.</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 – Applicant Submittal Package</p> <p><i>Approved; 10-day appeal period deadline December 15, 2023.</i></p>
<p>LOT LINE ADJUSTMENT (LLA) 23-05 APNs: 004-232-001, -002, -003, & -004 Zoning: BP Applicant / Property Owner: Marshall Medical Center</p>	<p>Consideration of application to merge APNs 004-232-001, 004-232-002, 004-232-003, & 004-232-004, addressed 3180 Turner Street.</p> <p>Staff Determination: Approved</p>
<p>2925 WOOD STREET - SITE PLAN REVIEW (SPR) 23-12 (HISTORIC DISTRICT) APN: 001-161-014 Zoning: R1-6/H Property Owners: Alan Ming (CGC Renovations, LLC) & Chris Kalsbeek</p>	<p>Consideration of Site Plan Review (SPR) request to construct an addition to the rear of the existing structure, replace siding, windows, and the front door within the Spring Street-Coloma Street Historic District.</p> <p>Application Information</p> <p>PC: November 7, 2023 Notice of Public Hearing • Staff Report • Att 1, Recommended COAs • Att 2, Applicant Submittal Package</p> <p><i>Conditionally approved. Appeal deadline November 17, 2023.</i></p>
<p>LOT LINE ADJUSTMENT (LLA) 23-03 APNs: 004-021-026 & 004-011-007 Zoning: PF and R-3 Applicant / Property Owner: Placerville Union School District & Beverly Fraga Surveyor: James Willson</p>	<p>Consideration of application to reconfigure the parcel boundary between 1032 Thompson Way and 3073 Edythe Court.</p> <p>Staff Determination: Approved</p>
<p>LOT LINE ADJUSTMENT (LLA) 23-02 APNs: 001-082-008 & -031 Zoning: R1-6 Applicant / Property Owner: Shane Tiller</p>	<p>Consideration of application to merge APNs 001-082-008 & 001-082-031.</p> <p>Staff Determination: Approved October 19, 2023</p>
<p>2968 COLOMA STREET - SITE PLAN REVIEW (SPR) 23-11 (HISTORIC DISTRICT) APN: 001-161-014 Zoning: R1-6/H Property Owners: Alan Ming (CGC Renovations, LLC) & Chris Kalsbeek</p>	<p>Consideration of Site Plan Review (SPR) request to modify the exterior of an existing single-family residence within the Spring Street-Coloma Street Historic District, including replacement of damaged siding with wood siding.</p> <p>Application Information</p> <p>PC: October 17, 2023 Notice of Public Hearing • Agenda • Staff Report • Attachment 1 • Attachment 2</p> <p><i>Conditionally approved; 10-day appeal period deadline: October 27, 2023</i></p>

3176 CEDAR RAVINE ROAD – SITE PLAN REVIEW (SPR) 23-05 (HISTORIC DISTRICT)

APN:003-252-004

Zoning: Single-Family Residential / Historic (R1-6 / H)

Applicant / Property Owner: Paul Coggiola

Agent: Danelle Giusti, Halls Window Center

Consideration of a Site Plan Review application within the Single-family Residential/ Historic District Zone to modify an existing single-family home to (1) Replace wood windows with vinyl; (2) Paint the exterior façade and trim; and (3) Find the project subject to the California Environmental Quality Act (CEQA) as the project does not comply with the Secretary of Interior Standards and Guidelines.

PC: April 18, 2023 • [Notice of Public Hearing](#) • [Agenda](#) • [Staff Report](#) • [Attachment 1](#) • [Attachment 2](#) • [Attachment 3](#) • [Attachment 4](#)

- Continued to date certain (June 20, 2023) to provide time for applicant to provide cost information for Staff consideration for possible finding of economic infeasibility.

PC: June 20, 2023 • [Memorandum](#) • [Attachment 1](#)

- Approval by Planning Commission to continue the item to date certain (July 18, 2023) in order to provide time for applicant to procure bids.

PC: July 18, 2023 • [Memorandum](#) • [Attachment 1](#) • [Attachment 2](#)

- Window replacement continued to date certain (September 5, 2023). Painting of the exterior and change out of lighting fixtures approved.

PC: September 5, 2023 • [Agenda](#) • [Memorandum](#) • [Attachment 1](#) • [Attachment 2](#)

- Approval of window replacements with Marvin Infinity fiberglass windows.

- Timely appeal filed by September 15, 2023 deadline.

CC: October 10, 2023 • [Agenda](#) • [Staff Report](#) • [Attachment 1](#) • [Attachment 2](#) • [Attachment 3](#) • [Attachment 4](#)

City Council granted appeal; Applicant request to use vinyl windows was approved.

COTTONWOOD PARK PLANNED DEVELOPMENT TENTATIVE SUBDIVISION MAP (TSM) 05-01-E5 – PHASE 4 & 6

Approximately 6.2 acres located generally north of Clay Street, east of the Cottonwood Park Apartments

APNs: 002-051-027, 002-071-033 & 002-071-034

Cottonwood Park Phase 4 & 6 is a phased 39 parcel single family residential planned development project consisting of three parcels totaling approximately 6.2 acres: Phase 4 would contain 19 single-family residential parcels, and Phase 6 would contain 20 single-family residential parcels. Initial City approval date: October 26, 2010.

Two-year time extension granted by the Development Services Director on November 5, 2020 for Cottonwood Park Phase 4 & 6 - TSM05-01 –E4, filed on October 14, 2020, that was to expire on October 26, 2020. Approval extends the tentative subdivision map until October 26, 2022. Previous actions include two year state map extension, AB 208, effective July 15, 2011; Two year state map extension, AB 116, effective July 11, 2013; City authorized 1 year extension, effective 10-26-16 (TSM05-01-E); City authorized 2 year extension, effective 10-26-17 (TSM05-01-E2).City authorized 1 year extension, effective October 26, 2019 (TSM05-01-E3); Eighteen month state extension, AB 1561, effective September 28, 2020 (TSM05-01-E4) and expires April 26, 2022.

Administrative Notice: [April 13, 2022](#) TSM05-01-E5 Expiration Date: April 26, 2024

Covenants, Conditions, and Restrictions (CC&R) to Planning Commission for Approval. PC 10/04/2022 Meeting [Agenda](#) and [Memorandum](#)

CC&Rs Approved by PC: October 4, 2022.

Consideration of proposed structural elevations for Cottonwood Phases 4&6 for Planning Commission approval to satisfy TSM 05-01-E5 Condition of Approval #109.

PC: 06/06/2023 • [Notice of Public Hearing](#) • [Memorandum](#) • [Attachment 1, Architectural Description](#) • [Attachment 2, Tentative Map](#) • [Attachment 3, Proposed Architectural Elevations](#)

Final Map for Cottonwood Phase 4&6

CC: 09/12/2023

Approved by City Council.

<p>1397 & 1393 WEATHERSTONE LANE – LOT LINE ADJUSTMENT (LLA) 23-01 APN: 004-320-015 & 004-320-014 Zoning: Single-Family Residential (R1-10) Applicant: Steve & Judith Puthuff</p>	<p>Request to merge APNs 004-320-015 & 004-320-014.</p> <p>Staff Determination: Approved</p>
<p>3079 CEDAR RAVINE ROAD – SITE PLAN REVIEW (SPR) 90-04-R (HISTORIC DISTRICT) APN: 004-011-060 Zoning: Medium Density Multi-Family Residential / Historic (R-3/H) Applicant / Property Owner: Mark Anthony Munoz</p>	<p>Consideration of a Site Plan Review application within the Multi-Family Residential / Historic District (R-3/H) Zone to modify an existing single-family home to replace wood windows with composite inserts.</p> <p>PC: 06/06/2023 Notice of Public Hearing • Staff Report • Attachment 1, Recommended Conditions of Approval • Attachment 2, Proposed Windows • Attachment 3, Site Photos Approved.</p>
<p>2913 NORMAN STREET – SITE PLAN REVIEW (SPR) 23-06 (HISTORIC DISTRICT) APN: 002-122-016 Zoning: Low Density Multi-Family Residential / Historic (R2 / H) Applicant / Property Owner: Mark Hegarty Agent: Mountain Roofing Systems</p>	<p>Consideration of a Site Plan Review application within the Multi-Family Residential / Historic District Zone to modify an existing multi-family residence to: (1) Remove and replace existing roof; (2) Remove dry rot and replace with same material and style; (3) Replace gutters and downspouts; and (4) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and Section 15331.</p> <p>PC: 05-02-2023 • Agenda • Staff Report • Attachment 1 • Attachment 2 • Attachment 3 • Attachment 4 Approved.</p>
<p>2445 GIOVANNI DRIVE AND 2449 GIOVANNI DRIVE – LOT LINE ADJUSTMENT (LLA) 22-05</p>	<p>Request to adjust lot lines of 2445 Giovanni Drive and 2449 Giovanni Drive.</p> <p>Staff Determination: Approved</p>
<p>1440 LANE COURT – LOT LINE ADJUSTMENT (LLA) 22-04 APNs: 004-191-040 & 004-191-042 Zoning: R-1, 6,000</p>	<p>Request by property owners to merge two parcels (004-191-040 and -042)</p> <p>Approved: October 10, 2022</p>
<p>2930 CONRAD STREET – LOT LINE ADJUSTMENT (LLA) 22-03 APNs: 001-171-027 & 001-171-043 Zoning: R-1, 6,000</p>	<p>Request by property owner to merge two parcels (001-171-027 and -043).</p> <p>Approved: September 22, 2022</p>

<p>2902 BEDFORD AVENUE – SITE PLAN REVIEW (SPR) 22-04 APN 001-192-027 Zoning: R-1, 6,000 – Historic District</p>	<p>Request by agent of property owner to: (1) Replace existing siding Vertical T1-11 and James Hardie Vertical panel siding and replace with new James Hardie Vertical panel siding; (2) Install new pre-primed “vintage” trim to match existing; (3) Replace existing aluminum sliding windows with new vinyl sliding windows; and (4) Paint exterior, including trim, gutters, and door of the existing single-family residence at the existing single-story single-family residence located at 2902 Bedford Avenue, within the Bedford Avenue – Clay Street Historical Residential District. Application Submittal Package PC Hearing: June 21, 2022 PC Hearing: Continued to July 19, 2022</p> <p>Approved: July 19, 2022 Permit: 22094</p>
<p>INTERSECTION OF COLD SPRINGS AND MIDDLETOWN ROADS, PLACERVILLE, EL DORADO COUNTY, CALIFORNIA 95667 APN 323-570-001 Zoning: C-HO(Commercial-Housing Opportunity Overlay)</p>	<p>On or about May 14, 2021, the City of Placerville will submit a request to HCD for the release of \$820,000 in CDBG funds under Title 1 of the Housing & Community Development Act of 1974, as amended to undertake a project known as the Cold Springs Apartments located at the intersection of Cold Springs and Middletown Roads, Placerville, El Dorado County, CA (APN: 323-570-01) for the purpose of partially funding the construction of 82 units of affordable housing with an estimated Total Development Cost of Thirty-Three Million Four Hundred Forty-Six Thousand Eight Hundred Ninety-Two Dollars (\$33,446,892.00).</p> <p>Notice of Intent: April 28, 2021 Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58</p>
<p>2736 MALLARD LANE, PLACERVILLE, EL DORADO COUNTY, CA 95667 APNs 323-220-006 and 323-220-008</p>	<p>On or about May 14, 2021, the City of Placerville will submit a request to HCD for the release of \$720,000 in CDBG funds under Title 1 of the Housing & Community Development Act of 1974, as amended to undertake a project known as the Mallard Apartments located 2736 Mallard Lane, Placerville, El Dorado County, CA (APNs: 323-220-06 & 323-220-08) for the purpose of partially funding the construction of 72 units of affordable housing with an estimated Total Development Cost of Twenty-Five Million One Hundred Fifty-Six Thousand Six Hundred Fifty-Three Dollars (\$25,156,653.00).</p> <p>Notice of Intent: April 28, 2021 Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58</p>
<p>3084 SACRAMENTO ST, HEINE RESIDENCE APN: 003-072-007 Zoning: BP/H (Business Professional – Historic District)</p>	<p>Siding overlay and painting the exterior, replacement of six (6) windows. Application Submittal Package, Elevations, Site Plan</p> <p>PC Hearing: March 15, 2022 – Agenda – Staff Report Approved March 15, 2022 CC Hearing: April 12, 2022 – Notice of Public Hearing - Appeal</p>
<p>939 LINCOLN ST, BRAMHALL RESIDENCE APN: 002-121-001 Zoning: R-2-H (Low Density Multi-Family Residential – Historic District)</p>	<p>Consideration of the request by property owner/applicant Scott and Karen Bramhall for Site Plan Review for: (1) Existing shed: install of new board and batten siding over old siding, replace existing door, window, and exterior light; (2) Existing two car garage: install new board and batten siding over existing siding, install exterior door on the back (east elevation) side in place of existing window and repurpose/install window on the west side (facing house) and install exterior lighting over automatic garage door; and (3) Existing house: replace original front door with similar styled door and replace seven original single hung wood windows with new vinyl white single hung windows to the existing single-storied single-family residence located at 939 Lincoln Street, within the Bedford Avenue – Clay Street Historic Residential District. Application Submittal Package</p>

	<p>PC Hearing: March 1, 2022 - Agenda – Staff Report Approved March 1, 2022 CC Hearing: April 12, 2022 - Notice of Public Hearing - Appeal</p>
<p>779 CHAMBERLAIN STREET – SUNDRUD RESIDENCE SITE PLAN REVIEW (SPR) 20-02 APN 003-071-021 Zoning: R1-6-H (Single-family Residential Zone – Historic District)</p>	<p>The addition of two hip dormers along the front (south) and right (east) elevations to the roof of an existing single-family residence for a property within the Sacramento Street – Chamberlain Street Residential Historic District.</p> <ul style="list-style-type: none"> • Applicant Submittal Package <p>PC Hearing: December 7, 2021 Action: PC Conditional Approval: SPR20-02 Expiration Date: June 7, 2023 (unless a construction permit issued for development work)</p>
<p>965 THOMPSON WAY - O'ROURKE – LIBBY RESIDENCE CONDITIONAL USE PERMIT (CUP)20-01, SITE PLAN REVIEW (SPR) 20-03 APN: 004-011-074 Applicants: John O'Rourke and Emma Libby Property Owners: Steve Cockrell; Cindy L. Cockrell; Edward B. Marchini; Gabriella J. Marchini; Scott A. Dubrul; Julie L. Dubrul; Don E. Lyford; Donna Noble</p>	<p>Conditional Use Permit and Historic District Review approval to construct a two-story single-family residence, with the concurrent construction of an attached ADU, within an R-3 Zone and the Cedar Ravine Residential Historic District. Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15303(a).</p> <p>Application • Plans</p> <p>PC Hearing: November 17, 2020 Action: PC Conditional Approval: Minutes CUP20-01 & SPR20-03 Expiration Date: May 17, 2022 (unless a construction permit issued for development work)</p>
<p>COTTONWOOD PARK PLANNED DEVELOPMENT TENTATIVE SUBDIVISION MAP (TSM) 05-01-E3 – PHASE 4 & 6 Approximately 6.2 acres located generally north of Clay Street, east of the Cottonwood Park Apartments APNs: 002-051-027, 002-071-033 & 002-071-034</p>	<p>Cottonwood Park Phase 4 & 6 is a phased 39 parcel single family residential planned development project consisting of three parcels totaling approximately 6.2 acres: Phase 4 would contain 19 single-family residential parcels, and Phase 6 would contain 20 single-family residential parcels.</p> <p>Initial City approval date: October 26, 2010.</p> <p>Two-year time extension granted by the Development Services Director on November 5, 2020 for Cottonwood Park Phase 4 & 6 - TSM05-01 –E4, filed on October 14, 2020, that was to expire on October 26, 2020. Approval extends the tentative subdivision map until October 26, 2022. Previous actions include two year state map extension, AB 208, effective July 15, 2011; Two year state map extension, AB 116, effective July 11, 2013; City authorized 1 year extension, effective 10-26-16 (TSM05-01-E); City authorized 2 year extension, effective 10-26-17 (TSM05-01-E2).City authorized 1year extension, effective October 26, 2019 (TSM05-01-E3); Eighteen month extension, AB 1561, effective September 28, 2020 (TSM05-01-E4).</p> <p>TSM05-01-E4 Expiration Date: April 26, 2022.</p>
<p>PLACERVILLE HERITAGE HOMES PLANNED DEVELOPMENT 06-01; TENTATIVE SUBDIVISION MAP (TSM) 07-01; ENVIRONMENTAL ASSESSMENT 07-02 Parcel Number: 323-400-020 Location: Off Ray Lawyer Drive Owners: Teddy L. and Carol Dian Burdine Zoning: R-3-PD-HO (Medium Density Multi-Family Residential – Planned Development – Housing Opportunity Overlay)</p>	<p>Phased 20 parcel single family residential, planned development. Original Approval Date: 06-24-2008</p> <p>Note: One year state map extension, SB 1185, effective July 15, 2008; One year City map extension, Ordinance 1628, effective April 8, 2009; Two year state map extension, AB 333, effective July 15, 2009; Two year City map extension, Ordinance 1637, effective April 8, 2010; Two year state map extension, AB 208, effective July 13, 2011; Two year state map extension, AB 116, effective July 11, 2013. City authorized a 72- months (six years) extension of TSM 07-01-E, effective June 24, 2020.</p> <p>TSM07-01 Expiration Date: June 24, 2026.</p>

<p>ASTONIA SUBDIVISION (PLACERVILLE ESTATES) PLANNED DEVELOPMENT- TENTATIVE SUBDIVISION MAP (TSM) 99-02-E2 Parcel Number: 048-380-009 Location: East Airport Rd/So of Broadway and Texerna Applicant: Astonia Estates LLC Zoning: R1-10,000- PD-AO (Single-Family Residential - Planned Development - Airport Overlay)</p>	<p>TENTATIVE MAP EXPIRED – August 31, 2023 38 parcel single family residential subdivision, planned development - Approved Tentative Subdivision Map Original Approval Date: August 27, 2002.</p> <p>Note: 36- month automatic extension due to offsite improvements plus 24-month tentative map, Map Act approval; 12-month applicant requested extension, effective Sept. 18, 2007; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013; City authorized extension of TSM99-02-E for 12-months, affective August 27, 2018; City authorized extension of TSM 99-02-E2 for 24-months, effective August 27, 2019; Eighteen month extension, AB 1561, effective September 28, 2020.</p> <p>TSM99-02-E2 Expiration Date: February 27, 2023.</p> <p>Covenants, Conditions, and Restrictions (CC&R) to Planning Commission for Approval.</p>
<p>1452 COUNTRY CLUB DRIVE – VARIANCE (VAR) 23-02 APN: 051-505-007 Zoning: R1-10 Applicant / Property Owner: Dave Guenther</p>	<p>Consideration of a request for a variance from the side setback requirement from 10 feet to 3 feet for a shed.</p> <p>APPLICATION WITHDRAWN</p>
<p>788 & 794 CHAMBERLAIN STREET TENTATIVE PARCEL MAP (TPM) 06-01-E, VARIANCE (VAR) 07-04-E Parcel Number: 003-091-018 Owner: Judi Pettite Zoning: R1-20,000 – H (Single-Family Residential – Historic District)</p>	<p>TPM06-01 –E and VAR07-04-E, the 3 parcel single-family residential parcel map. Note: 24-month tentative map, Map Act approval; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013. City approved 24-month extension (TPM06-01-E), effective February 26, 2020.</p> <p>TPM06-01-E Expiration Date: February 26, 2022 (Expired)</p>