



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 10/20/20
Zoning: CBD GP:
File No: CUP 20-06
Filing Fee (PZ) \$700.00
Filing Fee (EN)
Receipt No: 7811

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: Request to operate a place of entertainment, a conditional use within the Central Business District.

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: Tim + Sue Taylor
MAILING ADDRESS: 301 main street, Placerville, CA 95667
PHONE: 530-391-2190
EMAIL: suetaylor@comcast.net

APPLICANT'S REPRESENTATIVE (if different)

NAME: N/A
MAILING ADDRESS:
PHONE:
EMAIL:

PROPERTY OWNER(S)

NAME: Tim + Sue Taylor
MAILING ADDRESS: 301 main street, Placerville, CA 95667
PHONE: 530-391-2190
EMAIL ADDRESS: suetaylor@comcast.net

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

NAME:
PHONE:
MAILING ADDRESS:
EMAIL ADDRESS:

have notified the mortgage holder, which is:

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS: 301 main Street, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S): 001-212-14
Above described property was acquired by owner on 2012
Month Day Year

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.

No changes proposed for the exterior - using existing signage previously approved

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

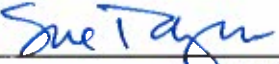
I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me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

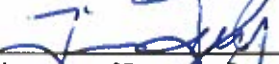
PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER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

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

	<u>Sue Taylor</u>	<u>10-19-20</u>
Applicant's Signature	Printed Name of Applicant(s)	Date

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

	<u>Sue Taylor</u>	<u>10-19-20</u>
Signature of Property Owner	Printed Name of Property Owner	Date

	<u>Tim Taylor</u>	<u>10-19-20</u>
Signature of Property Owner	Printed Name of Property Owner	Date

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

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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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.**

The property is in the Commercial Business District (CBD).

The Purposes of the CBD is to:

1. Provide for a broad range of pedestrian-oriented commercial, institutional, and public uses.
2. Protect the downtown area from encroachment by unrelated and incompatible uses.
3. Differentiate the downtown area from all other land use designations because of its unique character. Allowable Uses Retail sales, eating and drinking establishments, hotels and motels, business and professional offices, institutional uses, government facilities, and similar and compatible uses.

The Event Use will provide a much-needed space for events and other public uses within the pedestrian oriented downtown. By using the building as an event center, it will complement and enhance the existing business and draw more people to shop and use the services provided downtown. This will also enhance the unique character of the downtown by drawing people to the Cary House, the restaurants, the catering that is available, and other services that cater to an event. The Event Center can also be used for government, educational, business meetings and other similar uses.

These activities, that will be taking place in the Event Center, are allowed by right in the CBD:

Business and Professional Offices,  
Eating and Drinking Establishments,  
Government Facilities (such as conference room/space),  
Institutional Uses (such as auditoriums),  
Retail Sales-New,  
and Restaurants (which allow for small family and social gatherings).

Per 10-5-14 This activity, that will be taking place in the Event Center, is allowed by with a conditional use permit in the CBD:

Places of Entertainment

*Per 10-3-3: CONDITIONAL USE PERMITS: Certain uses may be permitted in zones in which they are not otherwise outright permitted in this Chapter, where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the Comprehensive General Plan, and are not detrimental to surrounding property.*

We feel that using the Herrick building as a place of entertainment will bring a much needed and desirable service to the downtown. The use is not detrimental and will actually be beneficial to the community for a nice place to gather and beneficial to the other businesses and services in the surrounding properties. Businesses can avail themselves to having conferences. Retail and services will also benefit financially such as the restaurants, the flower shop, the hotel and many other shops in the area from gathering taking place in the event center.

- 2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

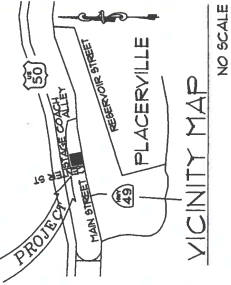
The occupancy allowed is calculated per square footage, therefore the use being applied for the building will accommodate the intended uses.

- 3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.**

The occupant load is only increasing from 32 to 100 which should not increase traffic beyond capacity.

- 4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.**

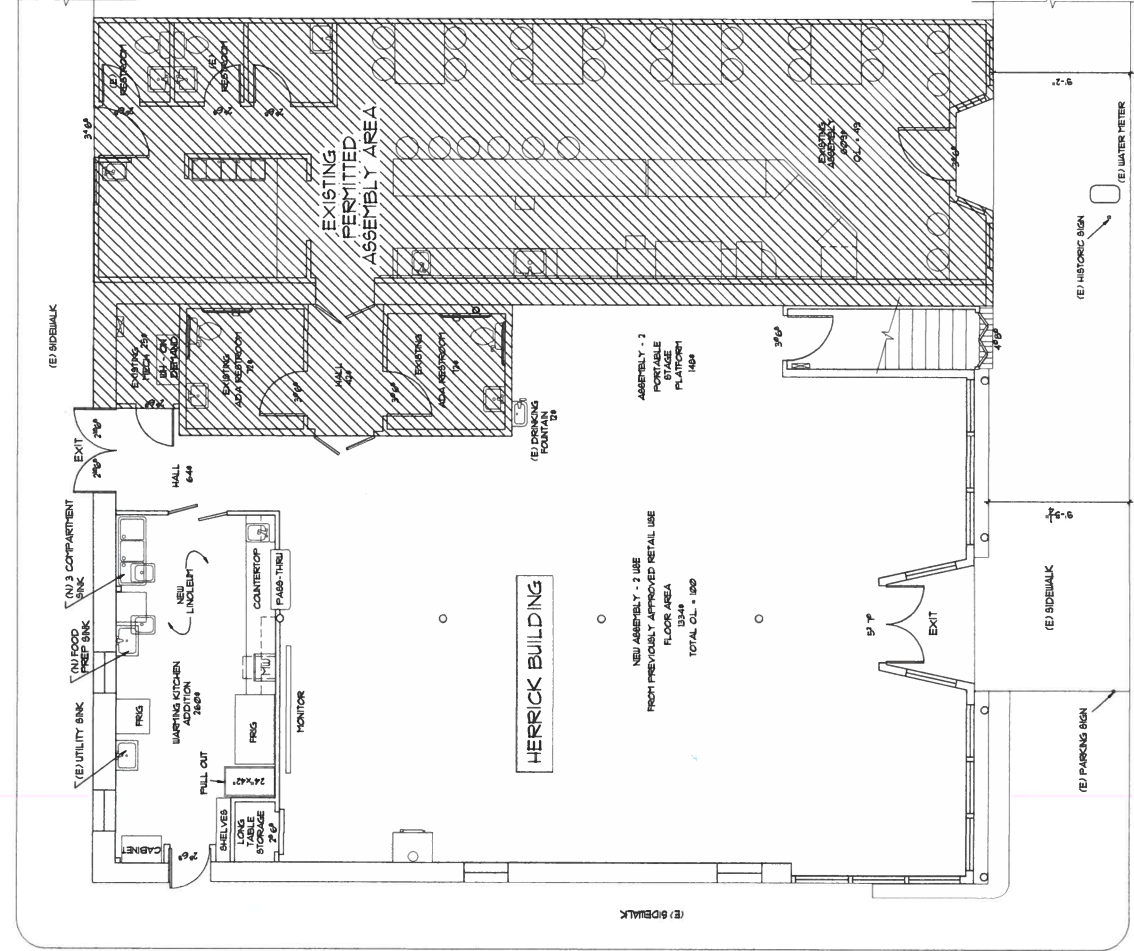
An event center in the downtown core will complement the existing businesses and shops and will not compete with surrounding properties.



VICINITY MAP

NO SCALE

GROUP	OCUPANCY USE	50 FT.	OLF.	OLF.	OL.	EGRESS	REGR.	REPARATION
A1	ASSEMBLY	1344	5	09	-	-	-	NONE
A2	STAGE AREA	1484	5	10	-	-	-	NONE
	KITCHEN	2604	200	1	-	-	-	NONE
TOTAL OCCUPANT LOAD @ 100						2		NONE



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL INFORMATION

OWNER  
 1714 SUE TAYLOR  
 1714 SUE TAYLOR  
 PLACERVILLE, CA 95667

PHONE  
 530-391-7380

SITE ADDRESS  
 500 MAIN STREET  
 PLACERVILLE, CA 95667

PROJECT  
 OCCUPANCY CHANGE FROM M TO A2  
 ADDITION OF WARNING KITCHEN

BUILDING INFORMATION

OCCUPANCY  
 A2

CODE  
 2009 CALIFORNIA HISTORICAL BUILDING, PLUMBING,  
 FIRE & ELECTRICAL CODES

BUILDING AREA  
 ASSEMBLY - A2 1484  
 WARNING KITCHEN 2604  
 TOTAL FLOOR AREA 32084

BUILDING TYPE  
 TYPE III

SITE INFORMATION

JURISDICTION  
 CITY OF PLACERVILLE

ASSESSOR'S PARCEL NO.  
 098-10-14

ZONE  
 CBD

FIRE DISTRICT  
 EL DORADO COUNTY FIRE DISTRICT

WATER  
 CITY OF PLACERVILLE

SEWAGE DISPOSAL  
 CITY OF PLACERVILLE

OWNER & BUILDER'S NOTE

THESE PLANS WERE PREPARED BY SUE TAYLOR DESIGNER FOR THE EXCLUSIVE USE OF SUE & TIM TAYLOR AT THE SPECIFIC SITE SHOWN. NO OTHER USE OR DUPLICATION OF THESE PLANS IS PERMITTED WITHOUT HER PERMISSION.

SHEET INDEX

PAGE	TITLE	SHEET
U	COVER SHEET / FLOOR PLAN	A1-TJ

SUE TAYLOR DESIGN

SUE TAYLOR DESIGN

PO BOX 961  
 CARNO, CA 95109  
 (916) 391-7380  
[sue@staylor.com](mailto:sue@staylor.com)

CATERING KITCHEN ADDITION  
 FLOOR PLAN

1714 SUE TAYLOR  
 1714 SUE TAYLOR  
 PLACERVILLE, CA 95667

DATE

PROJECT

DRAWN

CHECKED

APPROVED

SCALE

PAGE 1 OF 1

SHEET NO  
 A1-TJ



**City of Placerville  
Development Services  
Department**

**CONDITIONAL USE PERMIT  
APPLICATION CHECKLIST**

**FILING INSTRUCTIONS:** Complete application must be received by the Planning Division well in advance of a scheduled Planning Commission meeting to allow staff to review application for completeness, to prepare, publish and post public hearing notifications, and to prepare staff's report to the Planning Commission. An appointment is required to submit the application.

**PROCESSING PROCEDURE:** Use Permit applications are reviewed during a public hearing by the Planning Commission in accordance with the Development Code, Title 16, Chapter 16.76, and unless otherwise advised by the Planning Division, applicants or their authorized representatives are required to attend the meeting to present their project to the commission. A copy of the agenda and staff report will be mailed no later than seventy-two (72) hours prior to the commission meeting.

- 1) **POSTING REQUIREMENTS:** See attached, *City of Placerville Policy For Posting Properties For Development Projects*
- 2) **APPLICATION SUBMISSION CHECKLIST REQUIREMENTS (Include this checklist with your submission):** Unless otherwise determined by the Planning Division, an application for a Conditional Use Permit must include the following:

**Applications and Fees**

- Completion of the Planning Application Form
- Conditional Use Permit Application fee
- Major: Should project require a California Environmental Quality Act (CEQA) Initial Study / Negative Declaration/ Environmental Impact Report be required;
- Minor: Should project be CEQA categorically or statutorily exempt.
- Environmental assessment fee (if Major Conditional Use Permit)

**Plans and Exhibits**

- Site Plan**, accurately drawn to scale. Include the following:
- General location/vicinity map of proposed site in relation to major streets and adjacent properties.
- Scale, north arrow and date.
- Name and phone number of person preparing plan. A licensed architect, landscape architect and/or civil engineer should wet stamp and sign off final plans as appropriate.
- All property lines with distances, including existing and proposed easements.
- All existing features on the site including topography, any structures, street frontage improvements (i.e. curbs, gutters, sidewalks, edge of paving), utilities, power poles, easements, parking areas, trees, creeks, etc. and name of adjoining streets, or right-of-way easements and nearest cross street.
- Identify any structures, utilities or trees (location and species) to be removed.
- Locations and dimensions of proposed uses, including all buildings, accessory structures, driveways, parking spaces, service or loading areas, trash enclosures, outdoor storage, seating or use areas, fencing, landscape areas, mechanical equipment/control panels.
- Include distance from all structures to property lines. *zero lot line*

- Floor Plan, accurately drawn to scale:**  
 Proposed interior use of building.  
 Include total square footage of any areas proposed for different uses (i.e. retail, customer service, storage, office, manufacturing, etc.).

**Existing and Proposed Elevations, accurately drawn to scale, if exterior building modifications are proposed.** *No changes - using same signs*

**Submission requirements:**

- Ten (10) copies of the following at no larger than 24" x 36" (unless otherwise directed by Department staff):

- Site Plan  
 Floor Plan  
 Existing and Proposed Elevations

One (1) reduced copy of the required plans and exhibits to accompany full-size plans

**PDF of Exhibits:** High quality PDF files of all exhibits are required. Files may be submitted on disc with the planning application or may be emailed to the Department.

**Environmental Checklist (complete)**

**Additional studies (traffic, sewer, water, etc.) as required by Department staff.**

**Completion of the following as to how your request conforms to the following questionnaire. Use additional pages as necessary:**

**3) CONDITIONAL USE PERMIT QUESTIONNAIRE:** On separate page(s) as necessary, provide responses to the following:

1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.
2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.
3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.
4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

I, Sue Taylor, hereby acknowledge that the above information is true and correct.

Sue Taylor  
Applicant Signature

10/20/20  
Date

Sue Taylor  
Applicant Printed Name

**APPEAL PROCEDURE:** Any applicant or person claiming to be directly and adversely affected by any action of the Planning Commission may, within ten (10) days after said action, file a written appeal along with the appropriate fee, with the City Clerk for transmittal to the City Council. Said appeal shall stay the issuance of any permits in connection with the action, pending the decision of the City Council. Upon the receipt of an appeal, the City Council shall, after receiving a report from the Planning Commission, and after at least one (1) Public Hearing, render a decision sustaining, amending, or overruling the Planning Commission action.