



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

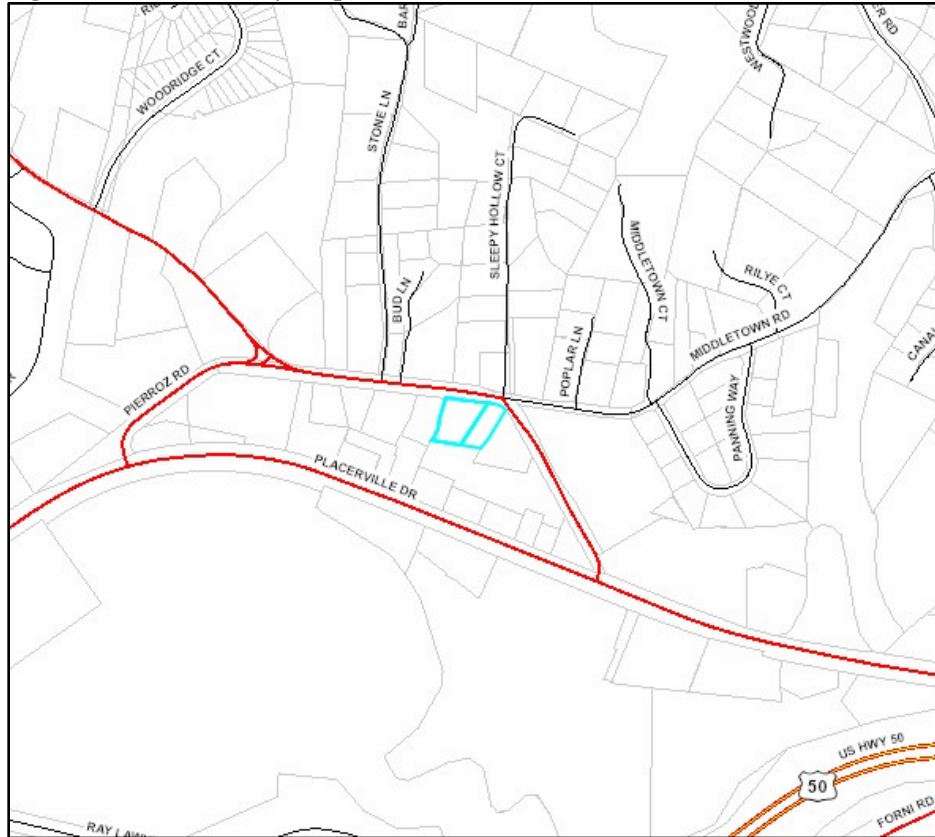
## Planning Commission Staff Report

Meeting Date: February 4, 2020

Prepared By: Andrew Painter, City Planner

<b>Report Date:</b>	January 29, 2020
<b>Application</b>	Site Plan Review (SPR) 90-03-R – Site Plan Review Major Change: A request by Shawn Stremsterfer for Planning Commission consideration to legally establish the placement and use of an existing unpermitted recreational vehicle (RV) cover accessory structure (12 ft. in width, 30 ft. in length and 12 ft. 6 in. at ridge height (360 sq. ft)). The project site is 0.8-acres in area.
<b>Property Owners</b>	Shawn Stremsterfer, Co-Owner; Loren Polte, Co-Owner
<b>Applicant</b>	Shawn Stremsterfer
<b>Location</b>	2920 Cold Springs Road Assessor's Parcel Numbers 323-490-029 and 323-490-030
<b>Zoning</b>	Commercial (C)
<b>General Plan</b>	Commercial (C)
<b>Existing Land Use</b>	Professional office use
<b>Surrounding Land Use</b>	Professional office, retail and retail services, auto services, California Department of Motor Vehicles, dispersed residential uses
<b>Environmental Determination</b>	Categorically exempt per Section 15303(e) of the California Environmental Quality Act Guidelines
<b>Applicable Regulations</b>	Zoning Ordinance Section 10-4-9(P) Site Plan Changes: Modification of approved 1990 site plan for the addition of a new accessory structure
<b>Summary Recommendation</b>	Conditionally approve SPR90-03-R
<b>Attachments</b>	A: Applicant Submittal Package (proposed site plan change, brief narrative, photos). B: 1990 Planning Commission approved site plan

**Figure 1. Vicinity Map**



**Description of Request:** Attachment A contains the applicant’s site plan modification, a narrative of the request and description of the site, photos of the accessory structure and photo examples of similar structures within Placerville.

The property owner seeks approval for the placement and use of a 12 ft. in width, 30 ft. in length and 12 ft. 6 in. at ridge height (360 sq. ft) accessory structure intended for the protection of the property owner’s recreational motorhome vehicle. The structure has been placed within the southeastern portion of the 0.8-acre site, within the existing parking area for onsite uses. The structure is setback twelve (12) feet from the easterly property line, and is approximately  $\pm$  100 feet from Cold Springs Road that serves the north boundary of the site. Structure framework consists of arched tubular metal. Horizontal metal panels form the exterior siding and roof that screen some of the framework.

The applicant provides the following rationale in his narrative for the structure request approval that it blends into the surrounding. These are:

- The structure’s location within the site,
- Its distance from Cold Springs Road,
- Site and neighboring landscape trees that surround it,
- It has the same structure color of the similar RV cover structure located on a neighboring property and is the base color of the office building, and
- The structure is similar to other structures to his around the neighborhood.

## Background

*Description of Site:* The 2920 Cold Springs Road site address encompasses two Assessor's Parcels totaling 0.8-acres. It contains an existing office building, a pole sign advertising office uses, a detached vehicle storage building along with western boundary of the site, parking spaces for the office uses, a paved driveway encroachment to Cold Springs Road, and mature landscaping of trees, shrubs and groundcovers. It is located southwest of the intersection of Middletown Road, Sleepy Hollow Road and Cold Springs Road. Project vicinity uses include professional offices, used merchandise, auto service uses, the California Department of Motor Vehicles and single-family residential uses.

*SPR 90-03 Conditions of Approval in 1990:* The office building and site was once a single-family residence. In 1990, the property owners received Planning Commission conditional approval to convert the residence and grounds into office space under SPR90-03. The conditions are provided as **Figure 2**. City records and onsite inspection revealed that conditions 1 through 4 have been fully met.

**Figure 2. SPR 90-03 Conditions of Approval from 1990**

1. Applicant shall submit a site, size and species specific landscape plan to staff for review and approval by the Planning Commission prior to occupancy of the office building.
2. Applicant shall submit additional information regarding any proposed LPG tank, mechanical equipment, and trash receptacle area to staff for review and approval.
3. Comply with department comments as identified in the staff report dated April 4, 1990.
  - Building Division
  - (a) Must comply with City's construction regulations and state's requirements for energy conservation and handicapped accessibility.
  - Engineering Division
  - (b) Provide adequate site distance from driveway onto Cold Springs Road.
  - (c) Pave proposed parking area with 2" of AC over 4" of AB.
  - (d) Install concrete curbs around driveway and parking lot.
  - (e) Provide an auto turn-around in the parking lot.
  - (f) Pipe parking lot drainage to the ditch on Cold Springs Road.
  - (g) Install handicapped signs and pavement parking.
  - (h) Install head and tail wall on the proposed driveway culvert pipe and size pipe.
  - (i) Show spot elevations on proposed plan.
  - (j) Submit a Street Frontage Improvement Agreement for concrete curb, gutter, sidewalk and additional street paving (3" AC over 6" AB) to obtain a consistent width of 20 feet from the center line of Cold Springs along the total parcel frontage.
4. The design of the sign shall be brought back to the Planning Commission for review and approval.

*General Plan Designation:* The General Plan designates the project site as Commercial. The purposes of the Commercial designations are to:

1. Provide for retail sales and services, including entertainment and other commercial activities to serve residents of the community.
2. Provide for the development of commercial facilities concentrated in well-defined and well-designated areas.

3. Create conditions conducive to a convenient and desirable environment for customers and employees.
4. Protect areas in this designation from encroachment by heavy commercial, residential, or other incompatible uses (General Plan Policy Document: Land Use/Circulation Diagrams and Standards).

Within the Community Design Element of the City of Placerville General Plan Policy Document are the following goals and policies pertaining to the proposed project:

- To promote architectural quality throughout Placerville (Goal I).
- The City shall ensure that new development will be a positive addition to the City's environment and not detract from the nature and character of appropriate nearby established development because of architectural style, scale or location (Goal I. Policy 1).

*Zoning Classification:* The Placerville Zoning Map classifies the site and the immediately surrounding parcels as Commercial (C) Zone (See Figure 2. Zoning Map). Purposes of the C Zone (Placerville Zoning Ordinance (PZO) Section 10-5-15) are:

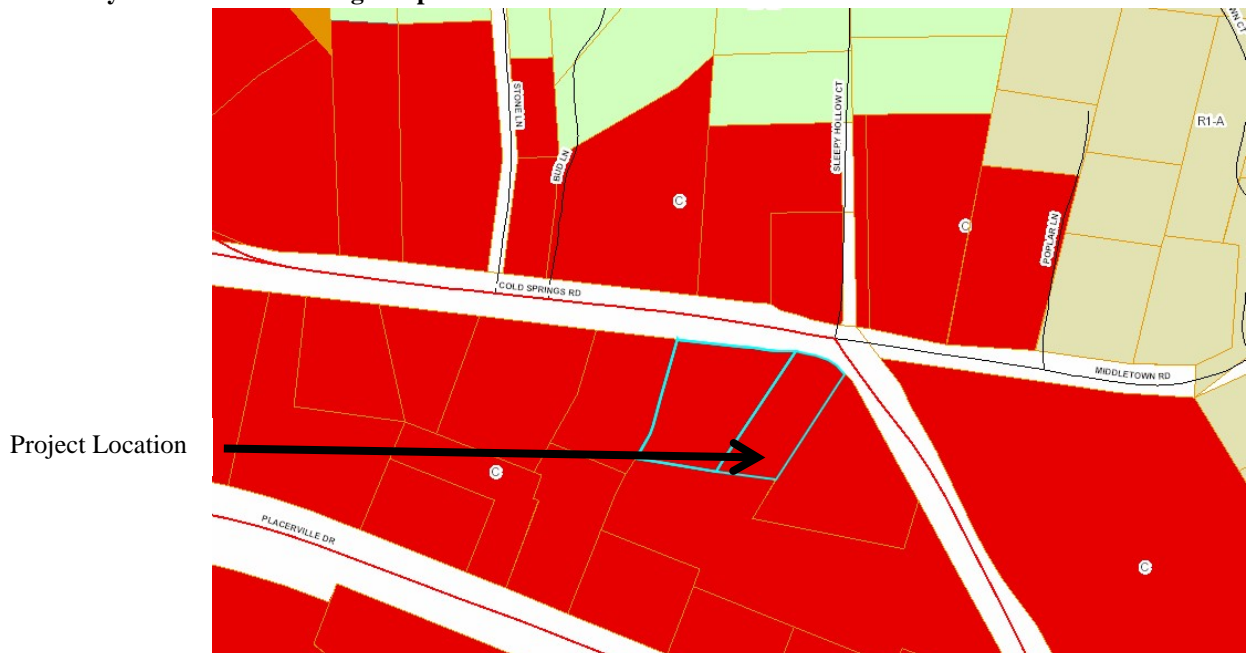
1. Provide the land necessary for retail sales and services, entertainment and other light commercial activities to serve the residents of the community.
2. Provide for the development of commercial facilities concentrated in well-planned areas properly located in relation to access, topography and residential areas.
3. Create conditions conducive to a convenient and desirable environment for customers and employees, and protect it from the encroachment of objectionable or dangerous uses and uses that could be located in areas less suited for light commercial activities.

*Commercial General Regulations (PZO 10-5-15(D)4):*

Minimum Yards (setbacks): Front: four feet (4'); sides and rear: five feet (5').

Maximum building height: forty feet (40')

**Figure 2. City of Placerville Zoning Map**



*Site Plan Review Criteria – Placerville Zoning Ordinance (PZO 10-4-9(G))*: Relevant criteria applicable to the project are as follows:

1. Relationship of Buildings to Site:
  - (a) The site shall be planned to achieve harmony and continuity between neighborhoods and commercial areas to maintain the historic foothill small town character, as opposed to suburban patterns of development.
  - (c) Site planning in which setback and yards which exceed current regulations is encouraged to provide an inviting streetscape.
  - (e) The height and scale of each building shall be compatible with its site and buildings in the surrounding area.
  
2. Relationship of Building and Site to Surrounding Area:
  - (a) Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, colors and materials.
  - (c) Harmony in texture, lines, and masses is required. Monotony shall be avoided.
  - (d) Buildings shall have compatible scale to those in the surrounding area.
  
4. Building Design:
  - (a) Evaluation of appearance of a project shall be based on the quality of its design and relationship to surroundings. Inappropriate, incompatible, bizarre, exotic designs and standardized corporate architecture, other than registered trademarks, shall be avoided.
  - (b) Buildings shall have form and scale with permanent neighboring development and topography.
  - (c) Materials shall be of durable quality, and shall be selected for harmony of the building with surrounding buildings. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
  - (e) Colors shall be harmonious to site and surrounding area. The use of standardized bright, bold, glossy non-earth tone colors is discouraged, as they generally do not project the historic foothill character of the community.

**Staff Analysis:**

*Location:* Proposed placement exceeds the Commercial Zone minimum front, side and rear setbacks. It is located approximately one hundred feet (100') from Cold Springs Road, twelve feet (12') from the side property line, and thirty-five feet (35') from the rear property line. Staff agrees with the applicant's rationale that the structure's internal location toward the back portion of the site, its distance from the public way along Cold Springs Road, and site and neighboring landscaping assists with blending the structure into the site environment. The structure's 12 ft. 6 in. at ridge height does not exceed the forty feet (40') maximum height and therefore is consistent with the Commercial Zone regulations. The Commission could therefore find it is compatible with the PZO 10-4-9(G)1(a), (c), (e) and (G)2(a) criteria.

*Architecture / Design:* The design of the proposed structure with its exposed metal framework has limited outward aesthetic quality. However, its gabled design, scale, its horizontal siding,

materials and color are characteristics of the neighboring residential and accessory structures to the east. The horizontal siding is compatible with the office building siding. The Commission could therefore find it is compatible with the PZO 10-4-9(G)2(c),(d) and (G)4(a),(b),(c) and (e) criteria. The project as conditioned appears consistent with the Community Design Element's Policy 1 of Goal I, in that it does not detract from the aesthetic character of existing development located, and within the immediate project vicinity.

Preferred by staff would be a wood framed structure with composition shingles and horizontal siding that would unify materials onsite and be more in harmony with other onsite structures than the proposed metal structure would be. This preferred scenario would appear to be consistent with PZO 10-4-9(G)4(c).

*Environmental Assessment:* Staff has determined that this request is categorically exempt from environmental review pursuant to §15303(e) of the California Environmental Quality Act Guidelines, in that it involves an accessory structure.

*Conclusion and Recommended Motion:* The Planning Commission has the authority to approve this request outright, approve it with conditions, or deny the request by the applicant. Staff recommends the Commission make the following motion conditionally approving the request:

I move to:

- I. Adopt Staff's Report as part of the public record.
- II. Make the following findings regarding SPR90-03-R:
  1. This request is categorically exempt from environmental review pursuant to Section 15303(e) of the California Quality Act Guidelines, in that it involves an accessory structure.
  2. The project as conditioned is consistent with Policy 1 of Goal I of the City of Placerville General Plan Community Design Element, in that it does not detract from the aesthetic character of existing development located, and within the immediate project vicinity.
  3. The project as conditioned is in compliance with PZO 10-4-9(G) Site Plan Review Criteria, in that:
    - (a) The structure's internal location toward the back portion of the site, its distance from the public way along Cold Springs Road, and site and neighboring landscaping assists with blending the structure into the site environment.
    - (b) The structure's gabled design, scale and its horizontal siding are characteristics that are similar to those on existing neighboring residential and accessory structures, meeting the criteria that buildings have form, scale, colors and materials are compatible with permanent neighboring development.

4. The project is consistent with the Development Regulations of the Commercial Zone of building height and a setback, exceeding the minimum building yard (setback) from property lines and it is within the maximum building height.

III. Approve the Major Change to SPR90-03-R request with the following Conditions of Approval:

1. Approval. Approval of SPR90-03-R authorizes the request made by Shawn Stremsterfer for the placement and use of an existing recreational vehicle (RV) cover accessory structure (12 ft. in width, 30 ft. in length and 12 ft. 6 in. at ridge height (360 sq. ft)). The project is approved as shown in Attachment A (Applicant Submittal Package) of staff's February 4, 2020 report, and as conditioned or modified by this action.
2. Project Location. The Project site is located at 2920 Cold Springs Road. APN: 323-490-029 and 323-490-030. SPR90-03-R as amended shall apply only to the project location and cannot be transferred to another parcel.
3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
4. Permit Expiration. The approval of the site plan review major change shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.
5. Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and payment of all required fees.

Applicant shall submit three copies of construction plans, engineering and site plans for the existing structure in order to apply for Building Division plan review and obtain a construction permit.

6. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
7. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
8. Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for

determination of either a major or minor change to approved the site plan, per Section 10-4-9(P) of City Code.

9. Condition of Approval No. 1, 2, 3 and 4 approved by the Planning Commission in 1990 shall remain in effect and shall be included by reference with the major change approval; renumbered as 9(a), 9(b), 9(c) and 9(d) as follows:

9(a): Applicant shall submit a site, size and species specific landscape plan to staff for review and approval by the Planning Commission prior to occupancy of the office building.

9(b): Applicant shall submit additional information regarding any proposed LPG tank, mechanical equipment, and trash receptacle area to staff for review and approval.

9(c): Comply with department comments as identified in the staff report dated April 4, 1990.

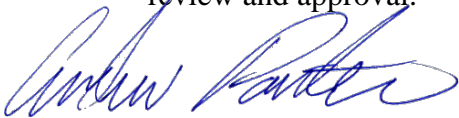
#### Building Division

- (1) Must comply with City's construction regulations and state's requirements for energy conservation and handicapped accessibility.

#### Engineering Division

- (2) Provide adequate site distance from driveway onto Cold Springs Road.
- (3) Pave proposed parking area with 2" of AC over 4" of AB.
- (4) Install concrete curbs around driveway and parking lot.
- (5) Provide an auto turn-around in the parking lot.
- (6) Pipe parking lot drainage to the ditch on Cold Springs Road.
- (7) Install handicapped signs and pavement parking.
- (8) Install head and tail wall on the proposed driveway culvert pipe and size pipe.
- (9) Show spot elevations on proposed plan.
- (10) Submit a Street Frontage Improvement Agreement for concrete curb, gutter, sidewalk and additional street paving (3" AC over 6" AB) to obtain a consistent width of 20 feet from the center line of Cold Springs along the total parcel frontage.

9(d): The design of the sign shall be brought back to the Planning Commission for review and approval.



Andrew Painter  
City Planner

#### Attachments:

- A. Applicant Submittal Package



**Applicant Submittal Package**

Planning Commission:  
Regarding RV roof storage unit at  
2920 Cold Springs Rd.  
Placerville, CA

**RECEIVED**  
**NOV 21 2019**  
CITY OF PLACERVILLE  
DEVELOPMENT SERVICES DEPT.

Enclosed is my application for an RV storage roof cover for my 26 ft motorhome that I already have had installed on my property at 2920 Cold Springs Rd. I'm requesting for approval to keep storage unit in place to protect my RV investment. I now realize that I needed prior approval from the Placerville City Building and Planning Commission Dept.

That said, the metal storage roof is 30'L x 11'W x 12'H with metal poles that you see throughout the city and county. It sits at the southeast corner of my property and appx. 150' from cold springs road. It's not that visible unless you are looking directly at it. Because of the trees around it, I feel that it blends in somewhat to the surrounding area. I color matched it to comply with the color of my office building so that it would blend in with the neighbors and the landscape around it.

Im requesting your approval based on:

1. The structure is compatible to the surrounding area.
2. My neighbor, Phil Dawson that is next door to me and has the same structure color of his home sits back 150' from street and blends in with the landscape of trees and has been approved and permitted.
3. There are other similar structures to mine around the neighborhood.

Because of our small town character, I tried to make it aesthetically possible to be in harmony and continuity between neighbors and the commercial area. Enclosed are photos of other roof storage structures that to me are not as conducive as mine and my neighbor, Phil Dawson. I feel looking at my structure and my neighbor that we have more in harmony and continuity than the other structures in the neighborhood that have been approved. I feel that we have maintained our property better than others that have been approved in the past.

One of the conditions for the planning site that the structures be of the same material as the other structures on site when in fact that all the other sites have different materials applied. One of my structures parking/storage is comprised of wood a metal roof and the west wall is of metal so is Phil Dawson's structures of wood and vinyl and metal also Franks Body shop has wood metal composition Gilly's Radiator shop wood metal and vinyl. I'm willing to be flexible by painting the metal poles the color of my office building (teal green) wrap poles in wood add some more landscape, bring down the sides with wood lap siding and

same color as my office building. My structure is not considered a permanent structure (nor are the ones at Home Depot that are over 150sq.ft. permitted or not).

I plan on selling the property in three years at which time the RV structure will be removed from the premises. This all came about when I purchased my new motorhome a year and a half ago and tried to store it in my parking structure, however; my new motorhome is 12" higher than my other RV, which I didn't realize at the time. I had an engineer and contractor look at it and they both said that I would have to raise the roof line which would cost over 10,000 dollars. The contractor suggested I go with a metal RV storage roof structure that would not be a permanent structure and would cost a fraction than building one with wood which would then be considered permanent and very cost prohibited. I found out after the fact that the structure can be no more than 150 sq ft or I would need a permit. The structure is not that noticeable when the motorhome is parked in there or not.

Again, I'm willing to paint poles wrap poles enclose front landscape etc. within reason.

I feel that with the other roof structures around my neighborhood that have been approved and permitted that I would like the same consideration given to them for approval.

Looking at all the sites around me that my site and Phil Dawson's comply with the criteria that has been set out by the site plan compared to the other sites (photos enclosed of other sites). I feel my structure is not out of character considering the surrounding area. I've already spent 4500 dollars for the structure and will probably spend more to comply but I need to protect my investment. I have been in the community for over 40 years and have owned the property for over 30 years and have done all upgrades and have complied with whatever needed to be permitted. I've tolerated all the changes in the neighborhood such as four halfway homes across from me that have brought vandalism to my property and five separate thefts in the last four years. I never had one issue in 25 years. There are other businesses around me that aren't maintained properly and now, if approved, low income housing will be going in across the street from me. I'm asking you to please consider approving my request considering what I have presented to you.

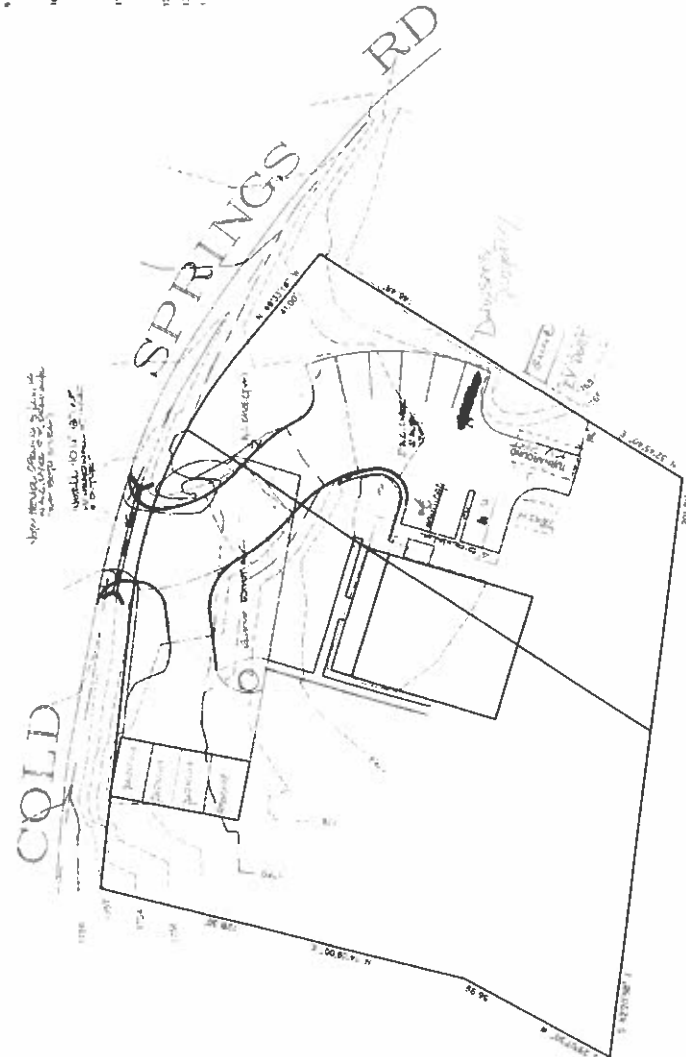
Thank you,

A handwritten signature in black ink, appearing to read "Shawn O. Stremsterfer", with a long horizontal flourish extending to the right.

Shawn O. Stremsterfer

**NOTES:**

1. All references to "Standard Specifications" shall mean the Standard Specifications for Road and Bridge Construction, 2005 Edition, published by the American Road & Builders Builders Association, Inc., 1801 L Street, N.W., Washington, D.C. 20036.
2. All references to "City of Placerville" shall mean the City of Placerville, California.
3. All references to "City Engineer" shall mean the City Engineer of Placerville, California.
4. All references to "City Council" shall mean the City Council of Placerville, California.
5. The contractor shall obtain all necessary permits from the City of Placerville.
6. The contractor shall obtain all necessary permits from the City of Placerville.
7. All excavation and embankment work shall conform to the provisions of the Standard Specifications for Road and Bridge Construction, 2005 Edition, published by the American Road & Builders Builders Association, Inc., 1801 L Street, N.W., Washington, D.C. 20036.
8. All work shall be completed within the time specified in the contract.
9. The contractor shall be responsible for obtaining all necessary permits from the City of Placerville.
10. The contractor shall be responsible for obtaining all necessary permits from the City of Placerville.
11. The contractor shall be responsible for obtaining all necessary permits from the City of Placerville.
12. The contractor shall be responsible for obtaining all necessary permits from the City of Placerville.
13. The contractor shall be responsible for obtaining all necessary permits from the City of Placerville.
14. The contractor shall be responsible for obtaining all necessary permits from the City of Placerville.



**RECEIVED**  
**NOV 21 2019**  
 CITY OF PLACERVILLE  
 DEVELOPMENT SERVICES DEPT.

City of Placerville, California  
 1801 L Street, N.W.  
 City of Placerville Building Department  
 (The County After Hours Office is not open)

*Site Plan Copy*

**POLTE SITE PLAN**  
**APN 323-480-29 & 30**

DATE	4/1/20
BY	JAC
FOR	LAP
NO. OF SHEETS	3
SHEET NO.	1 OF 1

**PATTERSON DEVELOPMENT**  
 1400 10th St. Placerville, CA 95367  
 TEL: 209.338.8888 FAX: 209.338.8889

DATE	
BY	
FOR	
NO. OF SHEETS	
SHEET NO.	

CITY OF PLACERVILLE  
PLANNING APPLICATION

RECEIVED  
NOV 21 2019

Date: \_\_\_\_\_  
Zoning: C GP: C  
File No: SPR 90-03-R  
Filing Fee (PZ) \$500  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: 9386

REQUEST FOR:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Certificate of Compliance                     |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Environmental Assessment   | <input type="checkbox"/> Environmental Impact Report                   |
| <input type="checkbox"/> Final Subdivision Map       | <input type="checkbox"/> General Plan Amendment     | <input type="checkbox"/> General Plan Consistency                      |
| <input type="checkbox"/> Historic District Review    | <input type="checkbox"/> Landscape Plan Review      | <input type="checkbox"/> Minor Deviation                               |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review    | <input type="checkbox"/> Sign Package Review / Amendment               |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit                          |
| <input type="checkbox"/> Tentative Parcel Map        | <input type="checkbox"/> Tentative Subdivision Map  | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: RV ROOF COVER METAL 12'30'

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 SHAWN D. STREMSIERFER  
MAILING ADDRESS 674 DAWN DR  
PLACERVILLE, CA. 95667  
PHONE 530 417-2920  
EMAIL BIRD DOG CHARLIE @ Gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

PROPERTY OWNER(S)

NAME SHAWN D. STREMSIERFER JOEEN POITE  
PHONE (530) 417-2920  
MAILING ADDRESS 2920 CORD SPRINGS RD.  
EMAIL ADDRESS BIRD DOG CHARLIE @ Gmail.com

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

NAME GEO WHEELER PHONE 530 301-3520  
MAILING ADDRESS P.O. BOX 8193 AUBURN, CA. 95604  
EMAIL ADDRESS \_\_\_\_\_

I have notified the mortgage holder, which is: N/A

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 2920 CORD SPRINGS RD. PLACERVILLE, CA.  
ASSESSOR'S PARCEL NO.(S) APN# 325-480-029-000  
Above described property was acquired by owner on \_\_\_\_\_ 1989  
Month Day Year

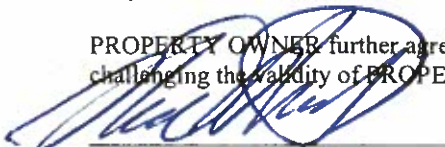
List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire. N/A

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.

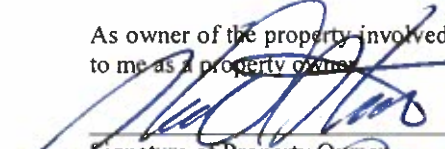
PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

  
Applicant's Signature

SHAWN D. STREMSEFER  
Printed Name of Applicant(s)

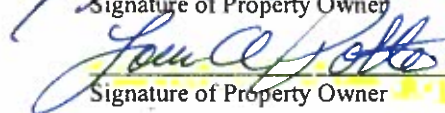
9-18-2019  
Date

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

SHAWN D. STREMSEFER  
Printed Name of Property Owner

9-18-2019  
Date

  
Signature of Property Owner

Loren A. Polte  
Printed Name of Property Owner

11/14/2019  
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). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the 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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## Attachments

SPR 90-03-R: 2920 Cold Springs Road

- [Photographs](#)
- [Engineering](#)