



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

Planning Commission Staff Report

Meeting Date: January 19, 2021

Prepared By: Andrew Painter, City Planner

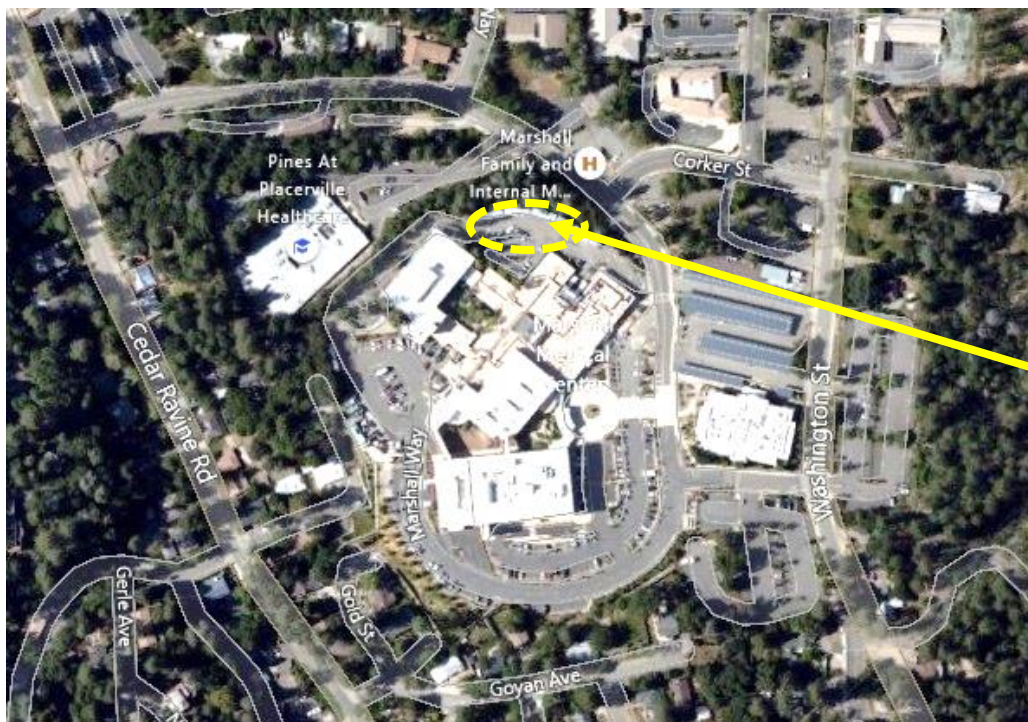
Item No. 3

Subject: 1100 Marshall Way – Temporary Commercial Coach Permit (TMH) 01-02: Marshall Medical Center

Request: Accept and file the Marshall Medical Center's 2018 need assessment update for TMH 01-02 to allow the continued temporary use of four commercial coaches on the Marshall Medical Center Campus located at 1100 Marshall Way. Assessor's Parcel Number: 004-350-001.

As required under the Commission's December 2012 conditional approval of an extension of TMH 01-02, a letter (Exhibit A) updating the Commission on the continued need of the commercial coaches was submitted by Siri Nelson, Chief Executive Officer, Marshall Medical Center.

CEO Nelson provides in her letter a summary update of recent improvement to the Medical Center. Her letter further states, "While it is understood that the construction of staff offices is needed, the continued use of the four commercial coaches allows for the prioritization of the expansion of medical services needed by the community. It further allows Marshall to budget and master plan for the removal of the coaches at the expiration of the ten year extension granted at the 12/4/12 Planning Commission meeting."



Project Location:

1100 Marshall Way Commercial Coach Location

Background:

- December 2001, the Planning Commission conditionally approved TMH 01-02, a request by Marshall Medical Center to place four commercial coaches near the emergency/ambulance entrance along Marshall Way for three years for use as temporary office spaces during hospital improvements. The Commission found the request to be categorically exempt from the California Environmental Quality Act (CEQA) Approved site plan and coach elevations are provided as Exhibit B;
- January 2005, the Commission extended TMH 01-02 through December 31, 2008;
- January 2009, the Commission extended TMH 01-02 through December 31, 2012, or 60-days from issuance of the final Certificate of Occupancy for the Acute Care Wing project, whichever comes first;
- December 4, 2012, the Commission conditionally extended TMH 01-02 for 10-years through December 31, 2022 (Exhibit C – Condition 1). The condition requires that Marshall Medical Center update the Commission in writing during December 2016, then every two years thereafter (December 2018 and December 2020) proving a need assessment for the continued use of the four commercial coaches;
- January 3, 2017, the Commission accepted and filed the 2016 need assessment update, and
- January 15, 2019, the Commission accepted and filed the 2018 need assessment update.

Staff Analysis: The needs assessment appears reasonable from the City's perspective due to ongoing construction activities within the Marshall Medical Center campus. This need assessment update meets the requirement of Condition 1 imposed in 2012 that extended the expiration date for TMH01-02 until December 31, 2022.

Should the Commission not accept the need assessment from Marshall Medical Center, the Commission could direct staff to initiate the temporary commercial coach use permit revocation proceedings under City Code Section 10-4-6(C-5). This procedure involves staff mailing the permit applicant a written notice of the intention of the Planning Commission to revoke the use permit. The notice will provide the time and date of the Planning Commission revocation hearing.

Recommendation: Staff recommends the Planning Commission accept and file the Marshall Medical Center's need assessment update for TMH 01-02 to allow the continued temporary use of four commercial coaches on the Marshall Medical Center Campus located at 1100 Marshall Way. Assessor's Parcel Number: 004-350-001.



Andrew Painter, City Planner

Exhibits:

- A. Siri Nelson, Chief Executive Officer, Marshall Medical Center Need Assessment
- B. Approved Site Plan and Commercial Coach Elevations
- C. December 4, 2012, the Commission TMH01-02 conditions

Exhibit A.

Siri Nelson, Chief Executive Officer, Marshall Medical Center Need Assessment



It's about you

November 02, 2020

Andrew Painter,
City Planner
City of Placerville
3101 Center Street
Placerville, CA. 95667

RECEIVED

DEC 18 2020

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

Re: Temporary Mobile home Permit 2001-02, Marshall Way
APN 004-350-001, Placerville, Ca

Mr. Painter,

This letter is to update the Planning Commission on the need for continued use of the four commercial coaches granted under TMH 2001-02.

Marshall Medical Center has continued to add services related to direct patient care including but not limited to the following endeavors. A remodel of the diagnostic imaging department was recently completed which when licensed allow for the removal of the MRI coach parked adjacent to the temporary modular offices as the MRI will be relocated inside the hospital. Funds have been approved for the replacement of aging equipment including the diagnostic imaging CT. Plans are being finalized for the addition of a new Cath lab that will begin construction in 2021. The new kitchen and cafeteria construction is currently underway and construction is expected to finish Late 2021. Engineering studies are currently being performed to formulate a master plan and budget to comply with the state 2030 seismic deadlines. Also preliminary studies are currently being performed to determine a location for the construction for additional parking.

While it is understood that the construction of staff offices is needed, the continued use of the four commercial coaches allows for the prioritization of the expansion of medical services needed by the community. It further allows Marshall to budget and master plan for the removal of the coaches at the expiration of the ten year extension granted at the 12/4/12 Planning Commission meeting.

Thank you for your support in bringing needed medical services to the community and please feel free to contact me with any questions, concerns, or additional information regarding this assessment.

Sincerely,

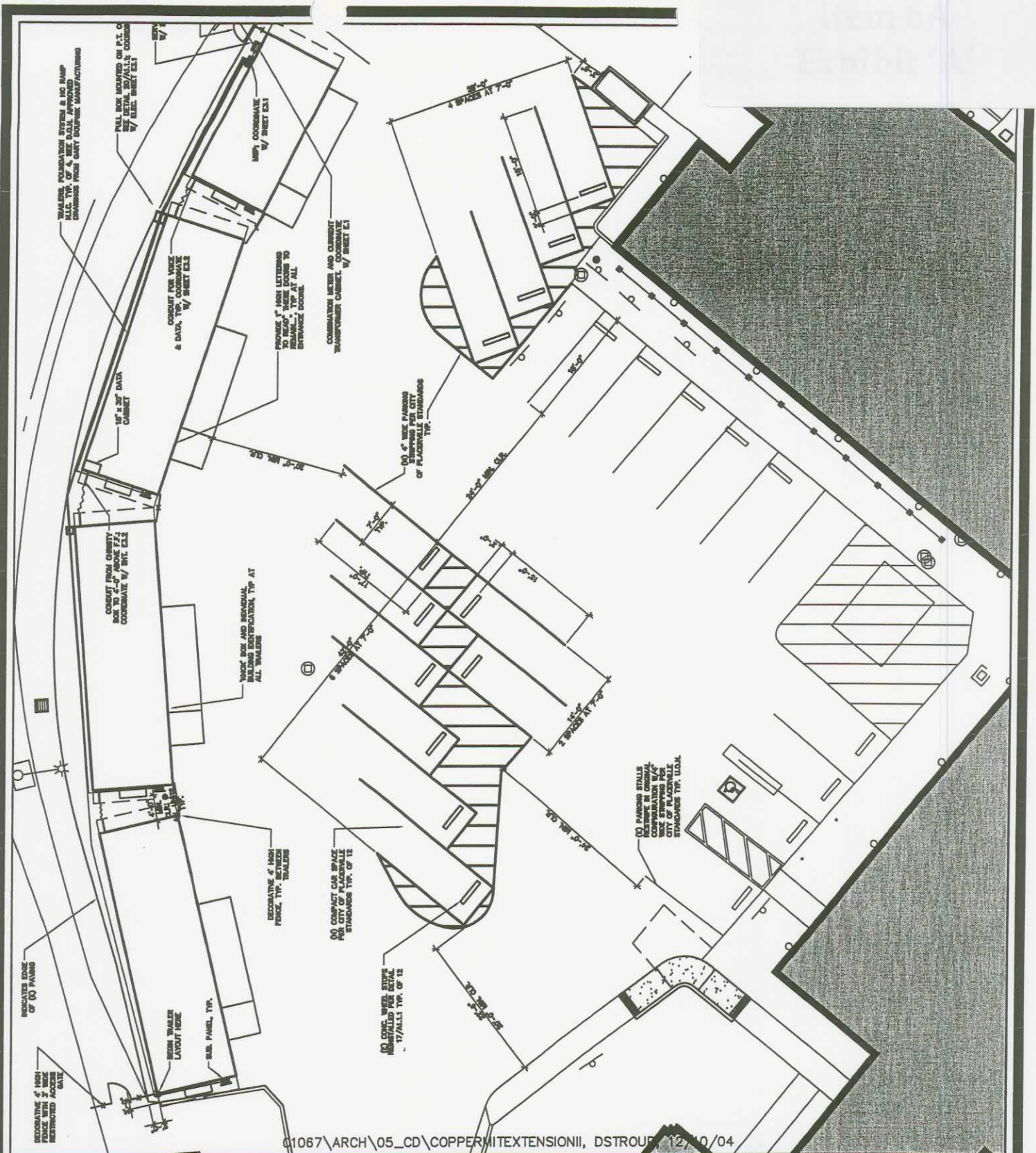
Sri Nelson
Chief Executive Officer
Marshall Medical Center
1100 Marshall Way,
Placerville, CA 95667

S.Nelson@marshallmedical.org

530-626-2658

Exhibit B.

Approved Site Plan and Commercial Coach Elevations



C:\1067\ARCH\05_CD\COPPER\ITEXTENSIONII, DSTR001 12/10/04



MURRAY & DOWNS
AIA-ARCHITECTS, INC.
3025 SACRAMENTO STREET
PLACERVILLE, CA 95667
PHONE (530) 626-1810 FAX (530) 626-1821

PROJECT:
**MARSHALL
MEDICAL CENTER**

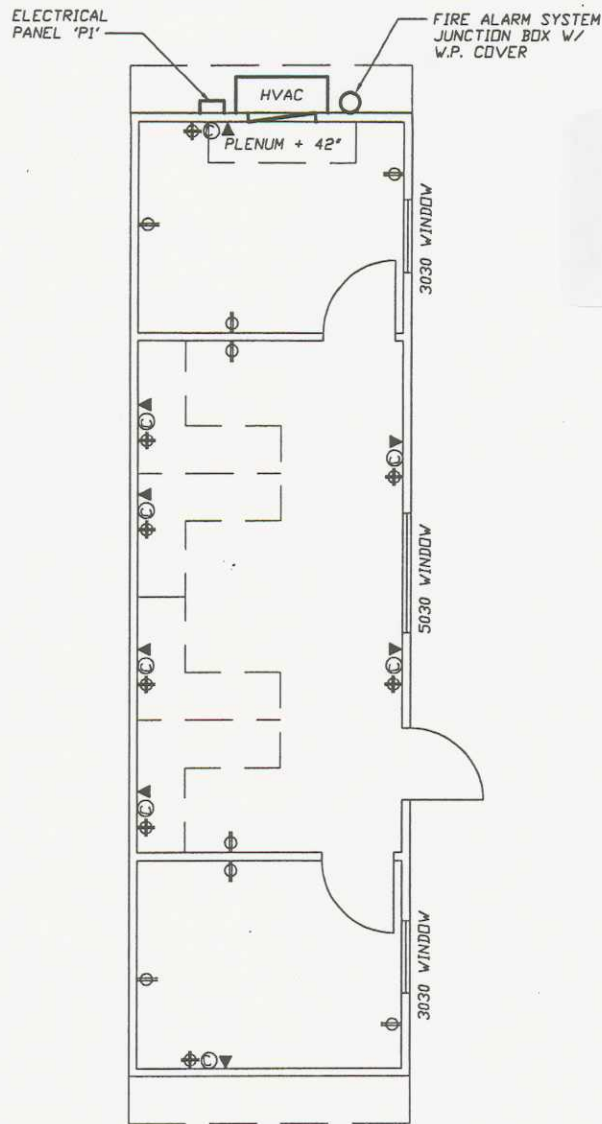
**TEMPORARY
OFFICES**

DRAWING TITLE:

**PARTIAL SITE
PLAN / EXISTING**

SCALE: 1"=20'

DATE:
12/10/04
JOB #:
01-067
APPL #:
SHEET #:
SITE



12' X 40'

TYPICAL OF 3



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

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MURRAY & DOWNS
AIA-ARCHITECTS, INC.
3025 SACRAMENTO STREET
PLACERVILLE, CA 95667
PHONE (530) 826-1810 FAX (530) 826-1931

PROJECT:

MARSHALL HOSPITAL
TEMPORARY
TRAILERS

DRAWING TITLE:

PROPOSED
FLOOR
PLAN

DATE:

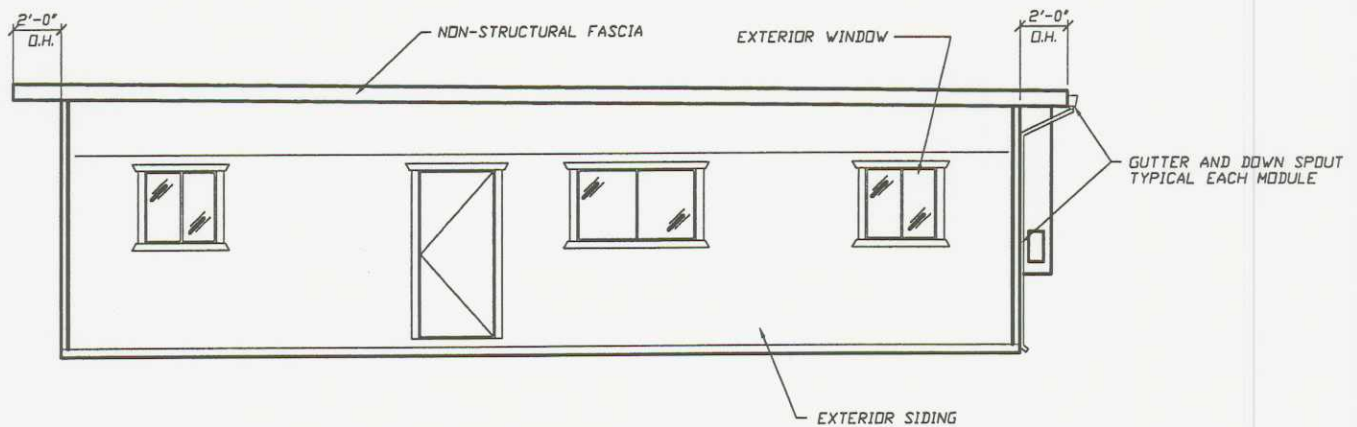
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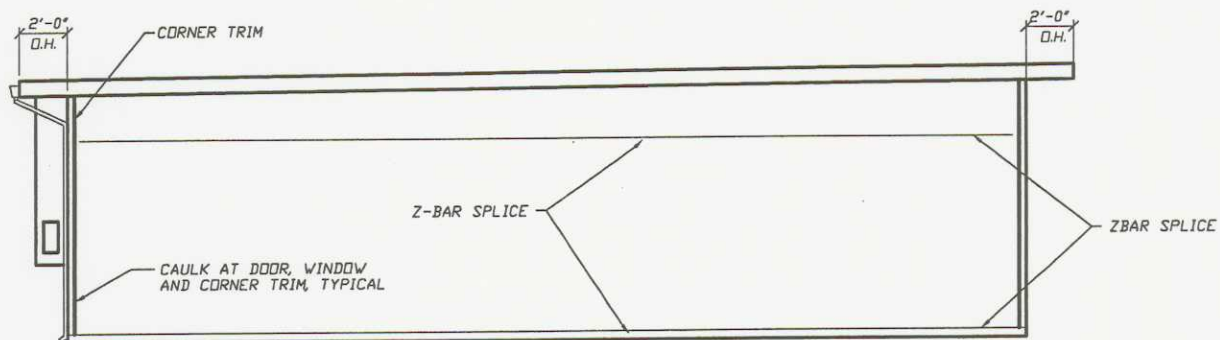
APPL. #:

SHEET #:

2



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

12' X 40'

TYPICAL OF 3



PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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PROJECT:

**MARSHALL HOSPITAL
TEMPORARY
TRAILERS**

DRAWING TITLE:

**PROPOSED
EXTERIOR
ELEVATIONS**

DATE:

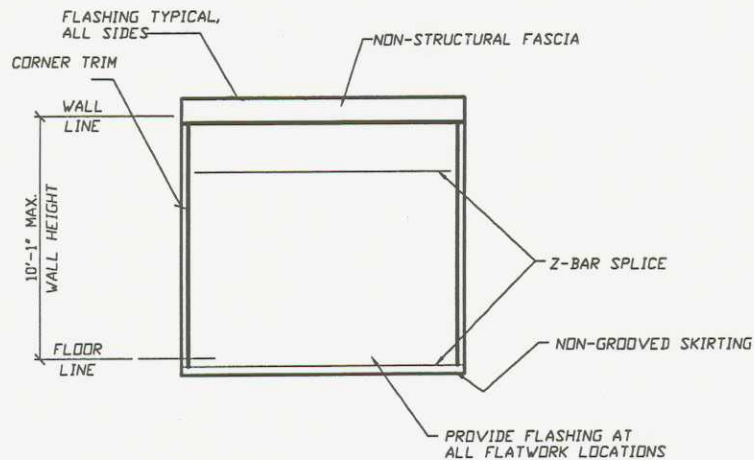
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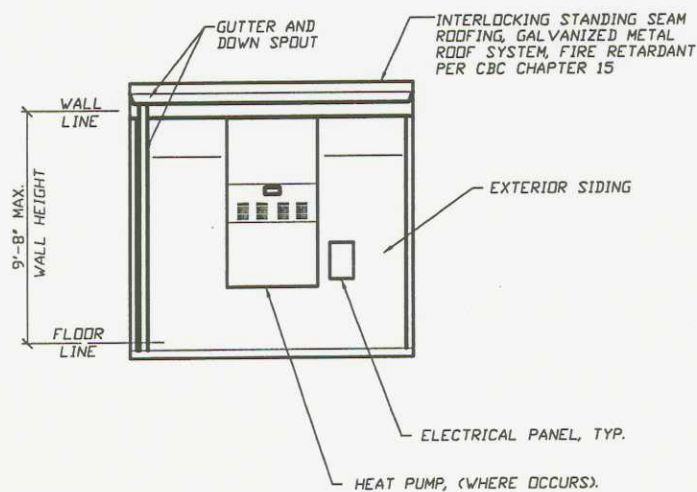
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3



FRONT ELEVATION



REAR ELEVATION

12' X 40'

TYPICAL OF 3



PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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TEMPORARY
TRAILERS**

DRAWING TITLE:

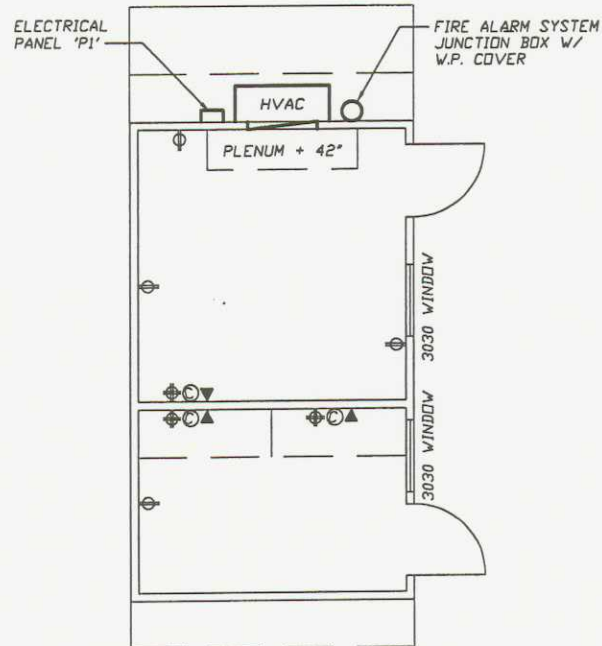
**PROPOSED
EXTERIOR
ELEVATIONS**

DATE:
12/5/01

JOB #:

APPL. #:

SHEET #:
4



12' X 24'

TYPICAL OF 1



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

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DRAWING TITLE:

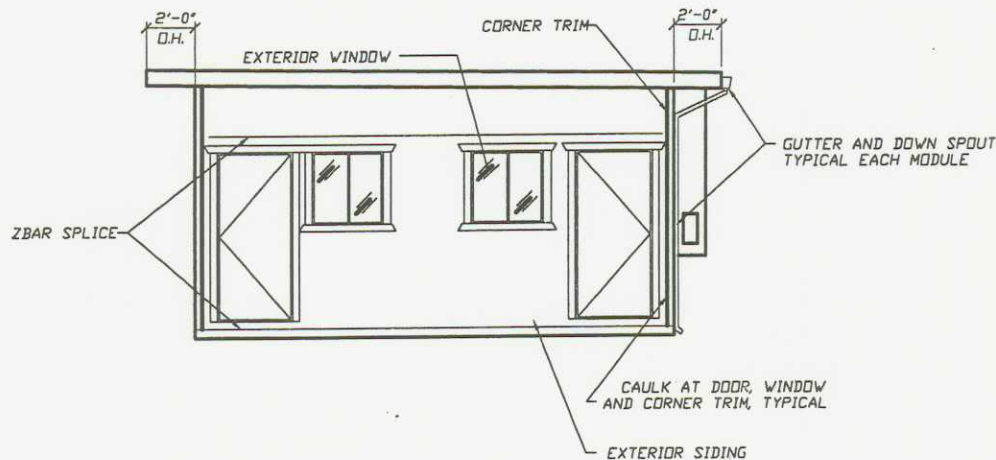
**PROPOSED
FLOOR
PLAN**

DATE:
12/5/01

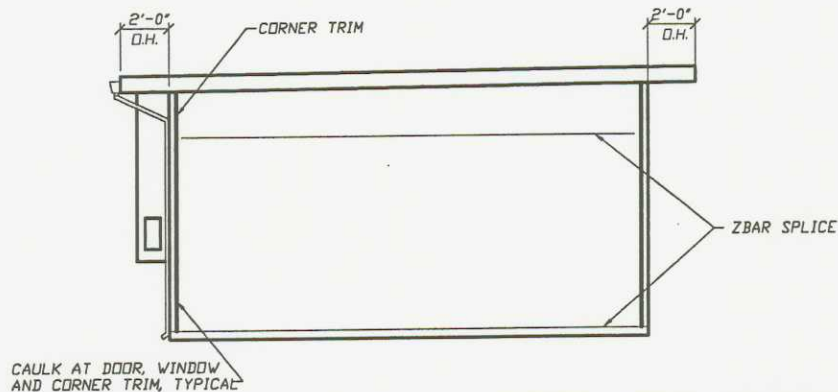
JOB #:

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SHEET #:
5



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

12' X 24'

TYPICAL OF 1



PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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PROJECT:

**MARSHALL HOSPITAL
TEMPORARY
TRAILERS**

DRAWING TITLE:

**PROPOSED
EXTERIOR
ELEVATIONS**

DATE:

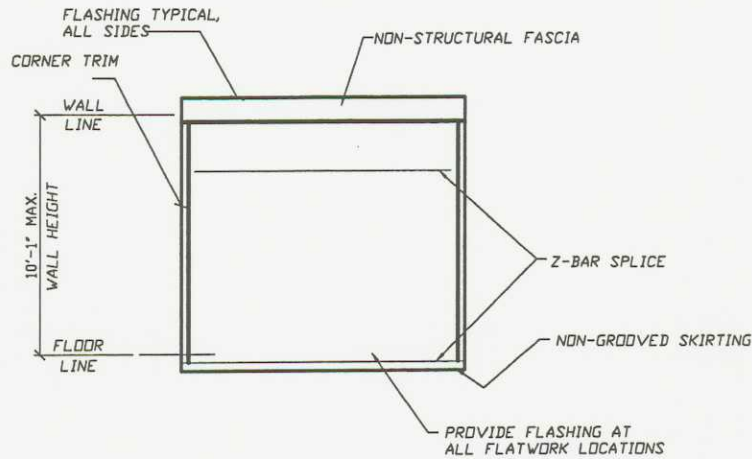
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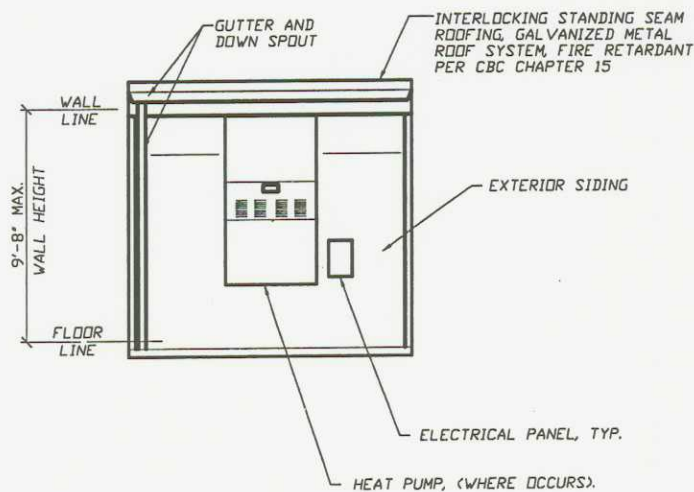
APPL. #:

SHEET #:

6



FRONT ELEVATION



REAR ELEVATION

12' X 24'

TYPICAL OF 1



PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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PROJECT:

**MARSHALL HOSPITAL
TEMPORARY
TRAILERS**

DRAWING TITLE:

**PROPOSED
EXTERIOR
ELEVATIONS**

DATE:

12/5/01

JOB #:

APPL. #:

SHEET #:

7

Exhibit C.

December 4, 2012, the Commission TMH01-02 conditions

MINUTES

REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, DECEMBER 4, 2012, 7:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

1. CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Chair Frenn. The Pledge of Allegiance was recited.
2. ROLL CALL:

Members Present: Chair Frenn, Vice-Chair Briggs, Russell, Thomas, Wager.

Members Absent: None.

Staff Present: Development Services Director Webb, Executive Secretary Painter.
3. CONSENT CALENDAR:

A. Agenda.

B. Minutes of the September 18, 2012 Planning Commission meeting.

It was moved by Vice-Chair Briggs, and seconded by Member Russell, that adopted the remaining items of the consent calendar.

The motion carried by unanimous consent.
4. ITEMS REMOVED FROM CONSENT CALENDAR: None.
5. ITEMS OF INTEREST TO THE PUBLIC: None.
6. COMMUNICATIONS: Executive Secretary Painter announced the distribution of the *Housing Element Update - Community Survey* to the Commission for discussion under Item 10B.
7. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

A. 1100 Marshall Way—Marshall Medical Center—TMH 2001-02 (Temporary Commercial Coach): A request by Marshall Medical Center for a 10-year extension of the previously approved request for placement of three 12' x 40' commercial coaches and one 12' x 24' commercial coach to be used as temporary offices. Coach placement is on hospital property, northerly of the Emergency/Ambulance entrance on Marshall Way. Applicant: Marshall Medical Center. Assessor's Parcel No.: 004:051:23. Zoning: BP (Business Professional).

Member Wager pronounced a conflict of interest due to her owning property within five hundred feet (500') of the project parcel, and then left the dais and chambers for the duration of this public hearing item.

City Planner Painter presented Staff's report. Public comment was received from Dana Rice and Michael Drobesch during the public hearing.

It was moved by Chair Frenn to approve the request for seventy (70) years. The motion died for lack of a second.

It was then moved by Member Thomas and seconded by Vice-Chair Briggs, that the Planning Commission:

- I. Adopt Staff's report as part of the public record.
- II. Make the following findings:
 - A. TMH 2001-02 is categorically exempt from environmental review pursuant to Section 15303(e) of the California Environmental Quality Act, as the commercial coaches are temporary accessory structures.
 - B. Due to the extraordinary cost of relocating personnel into unused portions of the hospital, the need for the requested extension is valid and appropriate pursuant to Zoning Ordinance Section 10-4-6.
- III. Approve Marshall Medical Center's request to extend TMH 2001-02 for ten (10) years with the following conditions of approval:
 1. Marshall Medical Center, their successors or assigns, shall update the Planning Commission in writing during December 2016, then every two years thereafter in December 2018 and 2020, providing a need assessment for the continued use of the four commercial coaches granted under TMH 2001-02, unless the commercial coaches have been removed.
 2. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
 3. Upon the expiration of the permit, the commercial coaches shall be removed from the premises within forty-five (45) days.

A poll vote was taken which stood as follows:

AYES: Thomas, Briggs, Russell.
NAYS: Frenn.
ABSENT: None.
ABSTAIN: None.
RECUSED: Wager.

MOTION CARRIED.

- B. 2966 Clay Street—Dohman Residence—Variance 2012-01 and Site Plan Review 2012-05: Requests by Lance Dohman for a 8.5' variance from the 9' minimum side yard setback requirement under the R2, Multi-Family Residential Zone (Zoning Ordinance Section 10-5-9(D)(6)), and Site Plan Review for the construction of a new, twelve foot (12') by twenty six foot (26'), single car detached garage. The project is located within the Bedford - Clay Street Residential Historic District. Applicant/Property Owner: Lance Dohman. Assessor's Parcel No.: 002-122-49. Zoning: R2 (Multi-Family Residential).

City Planner Painter presented Staff's report. Public comment was received from Lance Dohman, Michael Drobesch and Michael Saragosa during the public hearing.