



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

## Planning Commission Staff Report

**Meeting Date:** June 15, 2021

**Prepared By:** Andrew Painter, City Planner

### Item 5: 795 Chamberlain Street – Conditional Use Permit (CUP) 21-01: Varozza Cottage

**Request and Background:** Property owner Du Troupeau LLC, through its representative Danielle Slater, proposes a two guest room bed and breakfast establishment that would host one to four adults, traveling together, within an existing three bedroom single family home with one car garage. No residential structure is to be removed for the bed and breakfast use or for required parking to accommodate the proposed use. No alterations to the kitchen are proposed with this request.

**Attachment A** contains the project application, site plans and site historical context report.

**Recommendation:** Approve CUP21-01, with the Findings and Conditions of Approval contained in this report

#### Project Data:

**Property Owner:** Du Troupeau LLC      **Representative:** Danielle Slater

**Lot Size:** 0.09 acres (3,920 square feet)

#### General Plan

**Land Use:** Medium Density Residential

**Zoning:** R1-6,000 Single-Family Residential Zone – Historic District (R1-6,000 – H)

**Existing Site Uses:** 1,230 square foot single-family residence, with accessory garage, driveway, landscaped walking paths, rear porch and gardens.

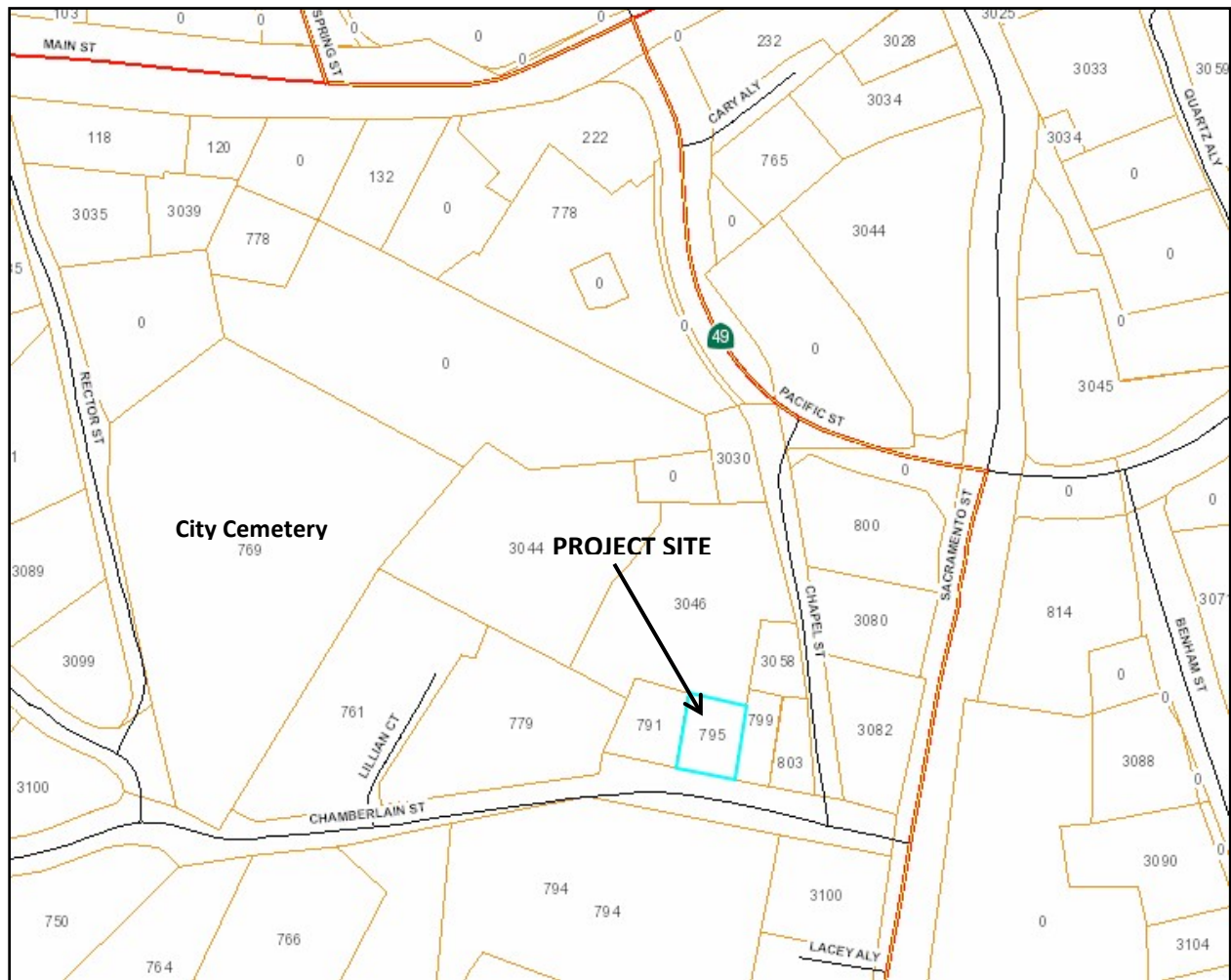
#### Adjacent Zoning

**and Land Use:** North: CBD, with existing single-family residential and commercial uses;  
East: R1-6,000, with existing residential uses;  
South: R1-20,000, with existing residential uses;  
West: R1-6,000, with existing residential uses.

**Utilities:** Home and site is served by City water and sewer systems.

**Access:** The site has approximately fifty-six lineal feet (56') of parcel frontage along Chamberlain Street. Existing access driveway is approximately twelve feet (12') in width and twenty-seven feet (27') in depth.

Figure 1. Location Map

**Authority For Application:****Bed and Breakfast Establishments (Section 10-4-11):**

The following are the provisions and conditions for establishing bed and breakfast establishments within the City.

1. *The structure to be used as a bed and breakfast establishment shall be of historic significance. It is the applicant's responsibility to show proof of historic significance to the Planning Commission.*
2. *Two (2) parking spaces plus one additional space per room to be rented must be provided.*
3. *Tandem parking is allowed; however, not more than two (2) cars per tandem space shall be allowed.*
4. *No residential structure shall be removed in order to allow for a bed and breakfast use, nor shall such a structure be removed in order to provide parking for such a use.*

5. *All parking spaces shall be paved to City standards with materials that maintain the historical character of the neighborhood.*
6. *If the applicant is unable to meet the criteria of 2, 3, 4 or 5, the applicant may request special consideration from the Planning Commission. The City's intent is not to encourage yards to be destroyed, landscaping removed, or the integrity of the neighborhood altered in order to provide parking. In such a case the applicant shall submit an analysis of parking required and parking provided within a three hundred foot (300') radius of the subject parcel.*
7. *One non-illuminated sign may be erected on the property, not to exceed eight (8) square feet in size. No single dimension of the sign shall exceed four feet (4'). The sign shall complement the nature of the use; i.e., historic structures should have an historic style sign.*
8. *The proprietor and owner are required to occupy the property.*
9. *The structure shall remain a residential structure; i.e., the kitchen shall not be remodeled into a commercial kitchen.*
10. *Meals shall be served only to residents and overnight guests.*
11. *The use is subject to review at any time and may be revoked after a hearing by the Planning Commission and a finding by the Planning Commission that the use has become detrimental to the surrounding neighborhood.*
12. *A bed and breakfast use must comply with all other provisions of the zone in which it is located and must comply with all other ordinances of the City.*
13. *A City business license is required.*
14. *Any other conditions deemed essential and desirable by the Planning Commission may be imposed on such a use.*
15. *Permit to allow bed and breakfast use shall be issued for a period not to exceed two (2) years.*
16. *Any permit is transferable provided that the criteria and conditions are adhered to.*

*Procedures: An applicant for a bed and breakfast establishment shall follow the procedures for a Conditional Use Permit as specified in Section 10-3-6 of the Placerville City Code.*

### **Conditional Use Permit (Section 10-3-6):**

A conditional use permit is the subject of the request. Per City Code 10-3-3, the Commission may approve conditional uses where such uses are:

- deemed essential or desirable to the public convenience or welfare;
- in harmony with the various elements or objectives of the general plan, and
- not detrimental to surrounding property.

**Public Comment:** The project was public noticed for Planning Commission consideration on May 28, 2021. One public comment was received. This comment is provided as **Attachment C**.

**Staff Analysis:** The bed & breakfast request was analyzed per City Code 10-4-11, along with the parking regulations within City Code 10-4-4, and would be consistent, subject to staff conditions of approval as analyzed, and subject to existing City Code provisions as indicated below.

### **Section 10-4-11: Bed and Breakfast Establishments Criteria and Conditions**

#### ***Criterion 1: Historic Significance***

Historic context for the home and site would appear met with the submittal and assembly of property ownership information and uses that was provided by the applicant. This information indicates the home was built 1916 for Josephine and Giacomo Varozza. City permit records date back to a remodel permit for new foundation in 1953, issued to Anna Henningsen who bought the property from the Varozzas in 1933.

#### ***Criteria 2, 3, 5 and 6: Parking***

Due to the site constraints described in the Applicant Submittal Package, parking spaces at the City parking regulation minimum dimension of nine feet (9') by eighteen feet (18') (City Code 10-4-4(C)3), with required parking at one space per each guest room for overnight bed and breakfast guests, and two for the owner occupant (Criterion 2), and no more than two cars per tandem space (Criterion 3), required onsite parking of four vehicles cannot be met onsite. The home's driveway is approximately twelve feet (12') in width and twenty-seven feet (27') in depth. The single car garage is twelve feet (12') in width and twenty feet (20') in depth.

The property owner/applicant proposes the following self-restriction and the utilization of City Code provisions to meet the parking requirements:

- 1) By requiring guests (1 to 4 people) to arrive in one vehicle;
- 2) Utilize the provision under subsection (B) of City Code 10-4-4: Parking and Loading, that authorizes that required parking for nonresidential uses may be provided on a parcel no further than 300 feet from the boundaries of the parcel where the use is located and under the same ownership. A B&B use is considered a nonresidential commercial use. The applicant owns the adjacent parcel and residence to the west at 791 Chamberlain Street,

located on the same side of Chamberlain Street. The driveway serving the adjacent 791 Chamberlain Street residence can accommodate effectively three total vehicles, two of which could be in tandem. Two spaces would be utilized by the tenants at 791 Chamberlain Street, with the third space used by the property owner when hosting guests.

- 3) Utilize the provision within subsection (C)8 of City Code 10-4-4 that would allow parking for a use to be provided and located in the public right of way upon approval of the Planning Commission, and obtaining an Encroachment Permit from the City. There is space for one vehicle within the City's street right of way, directly in front of the 795 Chamberlain Street home, and westerly of the home's driveway.

In that Criterion 2 would require four parking spaces for this B&B conditional use request, the Applicant's self-restriction requiring guests to arrive in one vehicle would not change this parking space requirement count. Monitoring and enforcing the one guest vehicle self-restriction by staff would be difficult.

The required parking can be met under the following combination if authorized by the Planning Commission:

- Two spaces onsite at 795 Chamberlain Street, within the site's existing garage and driveway;
- One space provided within the driveway of the adjoining property, owned by the Applicant, located at 791 Chamberlain Street under the provisions of City Code 10-4-4(B); and,
- One space provided within the City's Chamberlain Street right of way, located directly in front of the 795 Chamberlain Street, westerly of the home's driveway, under the provision of City Code 10-4-4(C)8 and Criterion 6.

These parking space locations are currently asphalt paved or concrete surfaced. Proposed Condition 3(a) addresses parking space needs for CUP21-01.

***Criterion 4: Removal of a residential structure for the use or parking***

No structure for residential use would be removed to allow for the bed and breakfast use or to provide parking.

***Criterion 7: Signs***

A single, non-illuminated plaque is proposed to convey the Varozza Cottage history. Dimensions and the proposed location on the site or home were not provided and made part of the Applicant Submittal Package. Staff conditioned the request as Condition 3(b) as follows:

*3(b) One non-illuminated sign may be erected on the property, not to exceed eight (8) square feet in area. No single dimension of the sign shall exceed four feet (4'). The sign shall complement the nature of the use; i.e., historic structures should have an historic style sign.*

*The Applicant/Property Owner shall apply for and obtain a sign permit for any site/business identification signs authorized in accordance with the Placerville Zoning Code Section 10-4-11 and regulated under Section 10-4-17 from the Development Services Department.*

**Criterion 8: Owner Occupant Requirement**

The request was filed by the property owner Du Troupeau LLC, through its Applicant representative Danielle Slater. Ms. Slater acknowledges that she and Du Troupeau LLC own other homes, some of these are used as short-term rentals in other communities.

The word “occupy” is not defined under City Code. Webster’s New World Dictionary defines the word as follows:

*occupy 1. to take possession of by settlement or seizure. 2. to hold possession of: specif., a) to dwell in. b) to hold (a position of office). 3. to take up (space, time, etc.). 4. to employ (oneself, one’s mind, etc.).*

Criterion 8 has meant under previously approved bed & breakfast conditional use permits that the property owner lives (dwells) on the site. Staff has conditioned the project to require that a representative of the Du Troupeau LLC, the property owner, to occupy the site per the criterion. See Condition 3(c).

**Criteria 9 and 10: Kitchen and Meals**

These criteria require meals to be served only to residents and overnight guests, and the residence kitchen may not be converted to a commercial kitchen. No conversion of the kitchen is proposed. These criteria are added as staff requested conditions of project approval. See Conditions 3(d) and 3(e).

**Criteria 11, 12, 13, 15 and 16**

These criteria are added as staff requested conditions of project approval. They stipulate the permit revocation procedure and finding necessary to revoke the conditional use permit if the use is deemed detrimental to the surrounding neighborhood (Criterion 11) (see Condition 3(f)) ; they further require the request to comply with the provisions of the R1-6,000 Zone, and all other ordinances in the City (Criterion 12) (see Condition 3(g)); the property owner must obtain a business license for the requested use (Criterion 13) (see Condition 3(h)). Criterion 15 permits a bed and breakfast use to be issued only for a period not to exceed two (2) years. This provision has not been routinely enforced by the City for the two operating bed and breakfast establishments within the City. Criterion 16 addresses the transferability clause of the requested use, provided the criteria and conditions are adhered to (see Condition 3(i)).

**Criterion 14**

This criterion allows the Planning Commission to impose conditions deemed essential and desirable on the use. In addition to the staff recommended conditions of approval mentioned above, the property and use owner operator shall comply with the provisions and requirements of Title 5, Chapter 16: Uniform Occupancy Tax Ordinance. See Condition 3(j).

**Environmental Review:** Pursuant to 15332 (Class 32) of the California Environmental Quality Act Guidelines, in that the project site is located within the city limits; the site is designated Low Density Residential and Medium Density Residential, with corresponding R-1, 6,000 zoning, where single-family residential uses are permitted and conditional uses may be granted upon securing a conditional use permit; the application for a bed and breakfast use was submitted in accordance with Section 10-4-11: Bed and Breakfast Establishments and Section 10-3-6: Conditional Use Permit of the Zoning Code; the proposed project is less than five acres, the site has not value as habitat for endangered, rare or threatened species; the project as conditioned would not result in significant effects relating to traffic, noise, air quality and water quality, and the site is served adequately by public water and sewer services meeting City requirements.

**Recommendation:** The site grounds with its existing garden area, and the home's history and outward character would provide a tranquil and inviting environment for overnight guests. Based on these site attributes, along with staff's analysis contained in this report, and the recommended conditions of approval for the CUP21-01 use, findings to support the requested approval can be made. Staff therefore recommends the Commission take the following action to conditionally approval CUP21-01:

- I. Make the finding that the CUP21-01 request is categorically exempt from environmental review pursuant to Section 15332 (Class 32) of the California Quality Act Guidelines due to the following:
  - The project site is located within the city limits; the site is designated Medium Density Residential, with corresponding R-1, 6,000 zoning, where single-family residential uses are permitted;
  - The application for a bed and breakfast use was submitted in accordance with Section 10-4-11: Bed and Breakfast Establishments and Section 10-3-6: Conditional Use Permit of the Zoning Code;
  - The proposed project is less than five acres, and the site has no value as habitat for endangered, rare or threatened species;
  - The project as conditioned would not result in significant effects relating to traffic, noise, air quality and water quality, and
  - The site is served adequately by public water and sewer services meeting City requirements.
- II. Make the finding that the CUP21-01 request is desirable for the public convenience and welfare by providing a service of overnight accommodation to the traveling and visiting public within a home with an historic context.

- III. Make the finding that the CUP21-01 request as conditioned is consistent with and in harmony with the General Plan and Zoning Regulations, with no detriment to the surrounding properties.
- IV. Approve Conditional Use Permit 21-01, authorizing a two guest room bed and breakfast establishment within an existing single family home, subject to the conditions provided as **Attachment C**, as recommended by staff or with modifications and additions by the Planning Commission.

**Attachments:** The project applicant submitted the following documents regarding the request:

- A. Applicant Submittal Package
- B. Public Comment
- C. Conditions of Approval



**Attachment A.**  
**Applicant Submittal Package**

# The Varozza Cottage



It has been my dream to one day own a cottage and when I moved to Placerville 6 ½ years ago, I knew I had found my home. Although I had grown up primarily in central California, **back in the 1970's**, my mother moved us to Cameron Park and I went to **Rescue Jr High for 6th-8th grade**. I had fond memories of that time in El Dorado County and when it came time to go to college, I chose CSU Sacramento because of those early memories and then stayed in the Sacramento area until 2014.

Placerville immediately became my favorite place to call home. The charm, the history, the warmth, and most importantly to me, the generosity of spirit of this community was clear from the first fundraising event that I attended that first month. I was so charmed by Placerville that I decided to do something that I had never done before and buy a house-on my own - on what had become my favorite street - Chamberlain St. In fact, with my mother and sister in mind, **I was inspired to purchase both the "Bungalow" at 791 Chamberlain St and the "Cottage" at 795 Chamberlain St, coincidentally in the same week!** My first time owning

real estate on my own and I jumped in with both feet, excited to invest in this wonderful city.

I purchased the cottage from Ana Garamendi and soon found that it was rich in history. **Josephine Varozza purchased the land in 1908 for \$1,050 in gold.** I felt a kinship to Josephine as I was purchasing my first house from Ana and loved the idea that back in 1908, Josephine did the same. The home was built in 1916 and Josephine and her husband Giacomo Varozza lived there for many years.

I have enjoyed becoming a member of this wonderful community and serving in a variety of ways. I am now excited in participating even more in the economic vitality of downtown and operating a business that will absolutely benefit our special city. **I am asking permission to run an historic Bed & Breakfast in order to host a group of 1-4 adults, traveling together, renting the main living area and the 2 bedrooms for their stay in our city and to enjoy all the adventures that Placerville and El Dorado County have to offer. In the cottage, I feature local artists and provide lists of retail, wineries, restaurants and adventures to enjoy. It is my goal to absolutely delight our city's guests and create more raving fans of Placerville - to return time and again- bringing their loved ones to create memories and contribute to our economic vitality.**

**Neighbors of the The Varozza Cottage are very supportive of this request.** Rob and Cindy Barrow- who **own the 2 houses directly across** from The Varozza Cottage- say that they not only support it becoming a Bed and Breakfast, but are in favor of this for the well being of the community. Candace and Eric, who own the cottage **to the right facing** also said they are fine with it being a B&B as they trust that since it has been very clear how much I cared for the cottage, they could trust who I selected to host at the cottage.

I own the cottage to the **left facing** of Varozza Cottage and my renters who live there also support this effort in showcasing the charm and contributing to the economic welfare of Placerville.

Upon approval, a tasteful (non illuminated) plaque sharing the historic charming story of Varozza Cottage will be the only sign. The cottage is one of my homes and at no time will be anything but a residential structure with only a residential kitchen.

No meals will be served to anyone other than guests. A business license has been received for The Varozza Cottage in preparation as instructed. **Prior to arrival, the**

guests will sign a very detailed agreement that includes very specific topics of conduct that prohibits more than 4 adults in the group, any loud noise and absolute commitment to a peaceful and respectful stay. For years, this same intake and contract process has been very successful over in the short term rentals of my Tahoe home and other personal rentals. Because of my success in quiet professional property management, the cleaning company has even asked me to share Best Practices so they could share with other owners in the Tahoe area.

With 2 rooms for guests and one room for owner, The Varozza Cottage has the ability to park 2 cars on pavement without using the public street. The property lines are the fence lines. Because it is over 100 years old the driveway does not meet current standards of length to park 2 oversized vehicles end to end. It does fit 3 normal size cars (1 in garage and 2 in driveway), but not the 9' x 18' current standard for oversized vehicles. **I am happy to meet any requirements and willing to offer the following self restrictions to include:**

- 1) Add to already detailed rental contract that the 1-4 adults must arrive in 1 vehicle. Either way, rental of cottage will only be to one group at a time- whether it is just 1 person or up to 2 couples sharing each bed.
- 2) Since I also own the house to the left facing, I'm happy to park my car in that driveway when hosting guests at The Varozza Cottage (possible mention in Municipal code 10-4-4 (B)).
- 3) Or, apply for an encroachment for the space on the public road directly in front of The Varozza Cottage. Please see site plan for measurements of space directly in front of cottage.

**Thank you for your consideration and I look forward to quickly becoming a local attraction that will uphold a 5 star standard to which our city and residents can be proud.**





Marie C. Lahiff  
Josephine E. Varagga  
THIS INSTRUMENT, made this 2nd day of September, 1908, in the year of our thousand  
between Marie C. Lahiff, wife of Josephine E. Varagga, and Josephine E. Varagga, of the County of El Dorado, State of California, the part 1/4 of the first part,  
and Josephine E. Varagga, of the County of El Dorado, State of California, the part 1/4 of the second part,  
WITNESSETH, that the said part 1/4 of the first part for and in consideration of the sum of one hundred and fifty DOLLARS,  
gold coin of the United States of America, to her said part 1/4 of the second part, the  
receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed,  
and by these presents does grant, bargain, sell, convey and confirm,  
unto the said part 1/4 of the second part, and to her heirs and assigns forever, all that certain lot, piece or parcel of  
land situate, lying and being in the City of Chamberlain, County of El Dorado, State of California, and bounded and  
particularly described as follows, to-wit:

Commencing on Chamberlain Street at  
Varrena Lot: thence S. 76° E. 1.92 chains to Eidingers Lot: thence N. 8°  
E. 31 chains to Millers Lot: thence North 84° West. 1.42 chains to  
Lynch's Lot: thence S. 22° W. 2.23 chains to place of beginning,  
containing .36 acres more or less, and being Lot No. Thirteen 137  
in Block No. Sixty 607 of said City of Chamberlain as the same is marked,  
numbered and designated on the official map of said City now on file  
in the office of the Recorder of said County of El Dorado; and also  
all water rights appurtenant to said premises:

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and  
the reversion and reversions, remainder and remainders, rents issues, and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part 1/4 of the  
second part, and to her heirs and assigns forever  
IN WITNESS WHEREOF, the said part 1/4 of the first part has hereunto set her hand and seal the day and  
year first above written.  
Signed, sealed and delivered in presence of  
Marie C. Lahiff (SEAL)  
(SEAL)  
(SEAL)

STATE OF CALIFORNIA,  
County of Mariposa  
On this 2nd day of September, 1908, in the year  
before me, John C. Foster, a  
Notary Public in and for the said County of Mariposa,  
State of California, residing therein, duly commissioned and sworn, personally appeared Marie C. Lahiff  
and Josephine E. Varagga, known to me to be the persons whose names are  
subscribed to the within instrument, and she acknowledged to me that she executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the said  
County of Mariposa, State of California, the day and year in this certificate above written.  
John C. Foster, Notary Public.  
In and for the said County of Mariposa, State of California.  
Filed for record at the request of Chas. Varagga, Sept. 8th, 1908  
at 2.55 minutes past 9 o'clock A.M.  
Chas. E. Marsh, Recorder of El Dorado County.

El Dorado County

Order No.  
Escrow No. 36091 JM  
Loan No.

OFFICIAL RECORDS  
EL DORADO COUNTY - CALIF  
RECORD REQUESTED BY  
FIRST AMERICAN TITLE CO.

JUN 20 2 27 PM 1974

JAMES W. SILENEY  
COUNTY RECORDER

WHEN RECORDED MAIL TO:

MELISSA L. SMITH  
5154 CONNETTICUR DRIVE #2  
SACRAMENTO, CA. 95814

302

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 20.35

Computed on the consideration or value of property conveyed; OR  
Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

*[Signature]*  
Signature of Declarant or Agent determining tax - If not known

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARIE HICKMAN, WHO ACQUIRED TITLE AS MARIE WHITE

hereby GRANT(S) to

MELISSA L. SMITH, AN UNMARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

the real property in the City of PLACERVILLE  
County of EL DORADO

State of California, described as

All that certain real property situate within the County of El Dorado, State  
of California more particularly described as follows:

Being a portion of Lot 13, Block 60, City of Placerville, California.

BEGINNING at the Southeast corner of the parcel herein described, a  
3/4 inch capped iron pipe from which the Southeast corner of said Block 60  
bears South 79° 07' 30" East, 73.5 feet; thence from the point of beginning  
North 8° 39' 50" East, 69.38 feet to a similar pipe; thence North 77° 38'  
West 57.35 feet to a similar pipe; thence South 9° 02' West, 71.61 feet to  
a similar pipe located on the North boundary of Chamberlain Street; thence  
along said street, South 79° 56' East, 57.95 feet to the point of beginning.

Dated JUNE 11, 1974

STATE OF CALIFORNIA  
COUNTY OF

EL DORADO

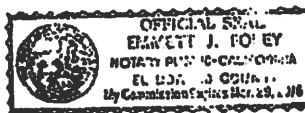
On JUNE 11, 1974  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared MARIE HICKMAN

known to me to be the person whose name is  
subscribed to the within instrument and acknowledged that  
she executed the same.

WITNESS my hand and official seal.

Signature *[Signature]*

*[Signature]*  
MARIE HICKMAN



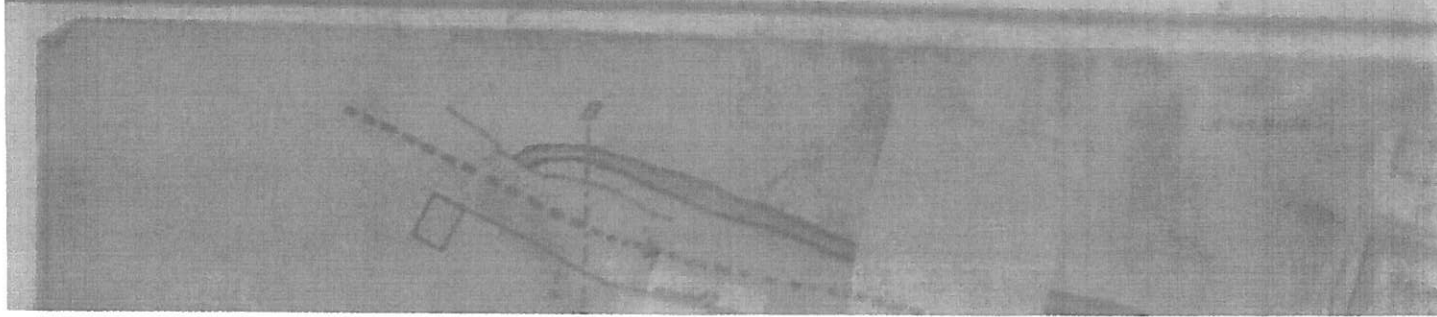
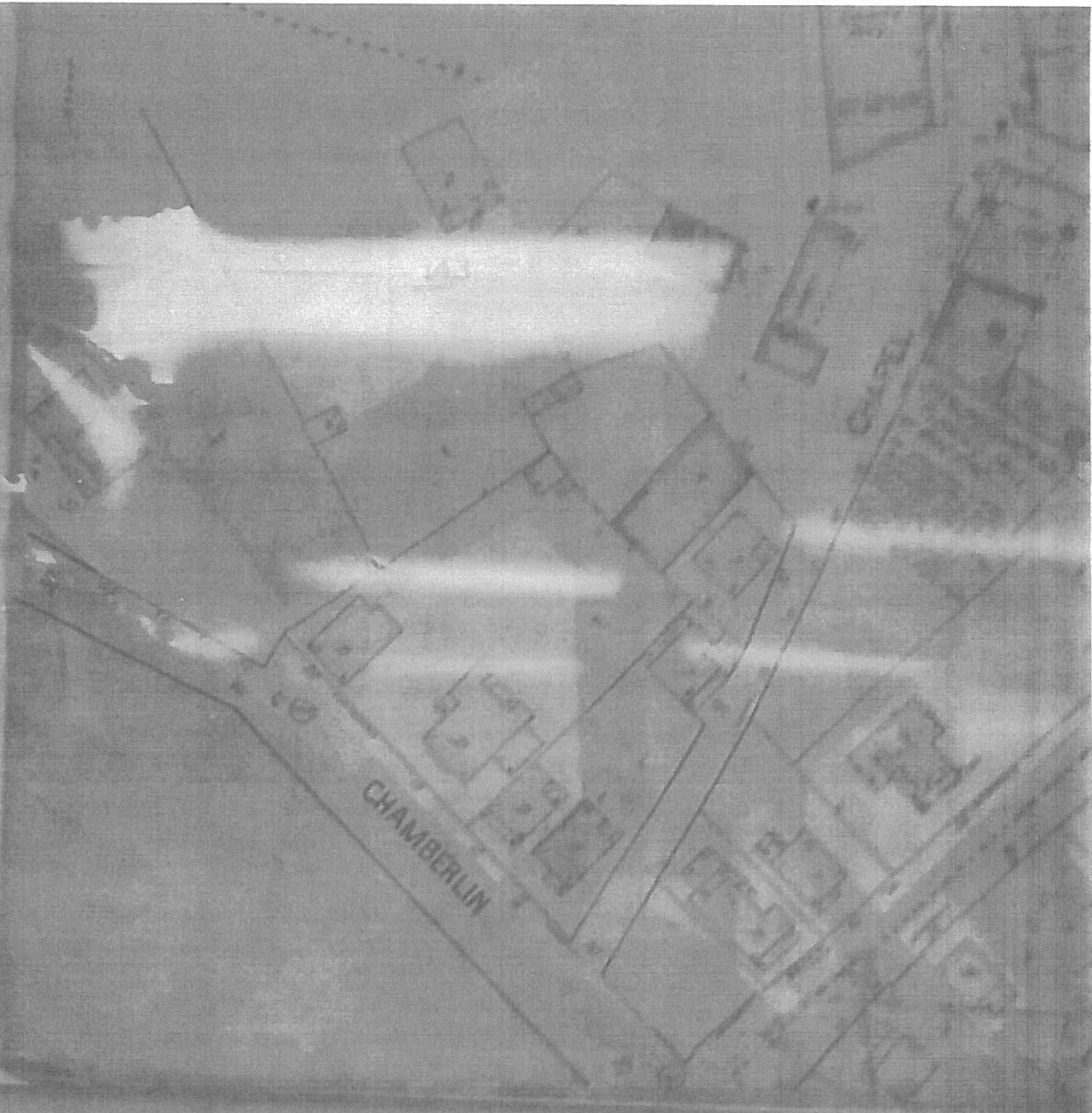
P. O. Box 931, Placerville, CA. 95667

(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.  
END OF DOCUMENT

BOOK 1267 PAGE 584

15855









Office of the Assessor

## Historical Property Information

Parcel Number: 003-071-30-100

Property Address: 795 CHAMBERLAIN ST

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description:

Primary Use\*\*: 11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.

Subdivision Tract Number: 994

Subdivision Tract Name:

APN Status: 00, Active

Reference: POR L 13 BLK 60

Tax Rate Area: 001-043

School District: PLACERVILLE UNION

Last Appraisal Effective Date: 6/10/2016

Last Appraisal Reason: 100% CHG IN OWNER THAT CLEARS A P8

MPR Card: 003-071-30

\*\*The USE is only reviewed at the time of the last taxable event, and may not be a legal use

Associated Maps for: 003-071-30-100

Most Recent Plat: Assessor's Plat 003-07

Historical Plat: Historical Plat 003-07

Subdivision Maps:

### 2020 - 2021 Taxable Property Values for: 003-071-30-100

Property	Value
Land	\$104,040
Land Total	\$104,040
Improvement Structures	\$260,100
Improvement Total	\$260,100
Personal property Total	\$0
Total Roll	\$364,140
(Exemptions Total)	\$0

## Event List for: 003-071-30-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	5/11/2018	Active Suppl	Active	1	Change in Ownership		0017881		
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$364,140
2017	5/11/2018	Active Suppl	Active	1	Change in Ownership		0017881		
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		001248	\$357,000
2016	6/10/2016	Active Suppl	Billed	2	Change in Ownership	Cncld_Ex	0025780	212499R	\$350,000
2016	6/10/2016	Active Suppl	Billed	2	Change in Ownership	Paid	0025780	212499S	\$350,000
2016	6/10/2016	Inactive Suppl	Not to be billed	1	Change in Ownership		0025779		
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		001247	\$301,501
2015	6/10/2016	Active Suppl	Billed	2	Change in Ownership	Cncld_Ex	0025780	413721S	\$350,000
2015	6/10/2016	Inactive Suppl	Not to be billed	1	Change in Ownership		0025779		
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		001248	\$227,500
2014	1/1/2014	Active	Annual Roll	1	Roll	Paid		001247	\$227,500
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		001246	\$184,500
2012	1/1/2012	Active	Annual Roll	1	Roll	Paid		001244	\$184,500
2011	1/1/2011	Active	Annual Roll	1	Roll	Paid		001244	\$184,500
2010	1/1/2010	Active	Annual Roll	1	Roll	Paid		001249	\$253,000
2009	1/1/2009	Active	Annual Roll	1	Roll	Paid		001249	\$294,418
2008	1/1/2008	Active	Annual Roll	1	Roll	Paid		001244	\$288,646
2007	1/1/2007	Active	Annual Roll	1	Roll	Paid		001250	\$282,988
2006	1/1/2006	Active	Annual Roll	1	Roll	Paid		001259	\$277,440
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		001261	\$272,000
2004	10/29/2004	Active Suppl	Billed	1	Change in Ownership	Paid	0089012	207046S	\$272,000

2003	1/1/2004	Active	Annual Roll	1	Roll		Paid	001264	\$25,281
2003	1/1/2003	Active	Annual Roll	1	Roll		Paid	001263	\$25,801
2002	1/1/2002	Active	Annual Roll	1	Roll		Paid	001262	\$25,296
2001	1/1/2001	Active	Annual Roll	1	Roll		Paid	001259	\$24,801
2000	1/1/2000	Active	Annual Roll	1	Roll		Paid	001266	\$24,316
1999	1/1/1999	Active	Annual Roll	1	Roll		Paid	001230	\$23,840
1998	1/1/1998	Active	Annual Roll	1	Roll		Paid	001228	\$23,408
1997	1/1/1997	Active	Annual Roll	1	Roll		Paid	001226	\$22,950
1996	3/1/1996	Active	Annual Roll	1	Roll		Paid	001226	\$22,501
1995	3/1/1995	Active	Annual Roll	1	Roll		Paid	001231	\$22,256
1994	3/1/1994	Active	Annual Roll	1	Roll		Not_Avl		\$21,997
1993	3/1/1993	Active	Annual Roll	1	Roll		Not_Avl		\$21,567
1992	3/1/1992	Active	Annual Roll	1	Roll		Not_Avl		\$21,145
1991	3/1/1991	Active	Annual Roll	1	Roll		Not_Avl		\$20,731
1990	3/1/1990	Active	Annual Roll	1	Roll		Pending		\$20,325
1989	3/1/1989	Active	Annual Roll	1	Roll		Pending		\$19,928
1988	3/1/1988	Active	Annual Roll	1	Roll		Pending		\$19,539

Property Characteristics for: 003-071-30-100

Property Characteristic	Description
Acreage	0.093 ac
Square Foot Range	1 - 6,000 sqft
Topography	Gentle Slope
Ground Cover	Open (Few or no Trees)
Water Source	Public Water Service
Sewer Service	Y
Access Type	County or City Road
Road Type	Asphalt

Architectural Attractiveness	Average
Building Type	Conventional
Building Shape	More Complex - 6 Corners
Construction Type	Wood Frame
Construction Quality	5.5/10
Year Built	1916
Effective Year Built	1990
Approximate Area of Improvements	1230 sqft
Total Units	2
Stories	2.0
First Floor Square Feet	1230 sqft
Bedrooms	3
Bathrooms	1.0
Bathrooms on First Floor	1.0
Total Rooms	6
Building Design	Single Family Residence
Functional Plan	Average
Building Use	Single Family Residence
Proper Building Use	Yes
Workmanship	Average
Building Condition	Average
Garages	1
Garage Converted To Living Area	No
Book Category Number	2003
Air Conditioner	No
Conformity Code	Average
Current Record Flag	Yes
Miscellaneous Cost	3144

Parcel Split Background for: 003-071-30-100

This Parcel Has No Split Background Records.

Related Accounts for: 003-071-30-100

This Parcel Has No Related Accounts.

Owner Change History for: 003-071-30-100

**Recorded Document: 2018-0017881**

Record Change Date: 5/11/2018  
Effective Owner Change Date: 5/11/2018  
Proposition 13 Appraisal: Yes  
Value Change: 100%  
Document Transfer Tax: \$418.00  
Preliminary Change of Ownership: 2018-0017881

**Recorded Document: 2016-0025780**

Record Change Date: 6/10/2016  
Effective Owner Change Date: 6/10/2016, Sequence Number: 2  
Proposition 13 Appraisal: Yes  
Value Change: 100%  
Document Transfer Tax: \$385.00  
Preliminary Change of Ownership: 2016-0025780

**Recorded Document: 2016-0025780**

Record Change Date: 6/10/2016  
Effective Owner Change Date: 6/10/2016, Sequence Number: 2  
Proposition 13 Appraisal: Yes  
Value Change: 100%  
Document Transfer Tax: \$385.00  
Preliminary Change of Ownership: 2016-0025780

**Recorded Document: 2016-0025779**

Record Change Date: 6/10/2016  
Effective Owner Change Date: 6/10/2016  
Preliminary Change of Ownership: 2016-0025779

**Recorded Document: 2016-0025779**

Record Change Date: 6/10/2016  
Effective Owner Change Date: 6/10/2016  
Preliminary Change of Ownership: 2016-0025779

**Recorded Document: 2004-0089012**  
Record Change Date: 10/29/2004  
Effective Owner Change Date: 10/29/2004  
Proposition 13 Appraisal: Yes  
Value Change: 100%  
Document Transfer Tax: \$299.20  
Preliminary Change of Ownership: 2004-0089012

**Recorded Document: 1991-3491176**  
Record Change Date: 1/16/1991  
Effective Owner Change Date: 1/16/1991  
Preliminary Change of Ownership: 1991-3491176

**Recorded Document:**  
Recorder's Book and Page: 1267-584  
Record Change Date: 6/20/1974  
Effective Owner Change Date: 6/20/1974  
Preliminary Change of Ownership: 1-1267584

**Recorded Document:**  
Recorder's Book and Page: 0346-287  
Record Change Date: 7/30/1954  
Effective Owner Change Date: 7/30/1954  
Preliminary Change of Ownership: 1-0346287

**Recorded Document:**  
Recorder's Book and Page: 0346-282  
Record Change Date: 7/30/1954  
Effective Owner Change Date: 7/30/1954  
Preliminary Change of Ownership: 1-0346282

**Recorded Document:**  
Recorder's Book and Page: 0025-781  
Record Change Date: 6/10/2016  
Effective Owner Change Date:  
Preliminary Change of Ownership: 1-0025781

## ASSESSORS MASTER PROPERTY RECORD

FORM AN 111-A

## LEGAL DESCRIPTION

LOT OR SEC.	BLK. OR TWP.	RANGE	ACRES
-------------	--------------	-------	-------

Par. No. 4: Being a por of Lot 13, Blk 60, City of P'ville, Calif. Beg at the SE cor of the par herein desc, a 3/4 inch capped iron pipe fr wh the SE cor of sd Blk 60 bears S 79° 07' 30" E 73.52 ft; th fr the pob N 8° 39' 50" E 69.28 ft to a sim pipe; th N 77° 38' W 57.55 ft to a sim pipe; th S 9° 02' W 71.61 ft to a sim pipe located on the N bndry of Chamberlain St; th alg sd St, S 79° 56' E 57.95 ft to the pob. Cont 0.093 @.

13

60

-----  
Fmly por of 3-071-12

*acquired title as Marie White*  
*7/30/64 720 145*

YEAR	LAND	IMPROV.	PERSONAL PROP.		EXEMPTIONS	NET TOTAL	SOL. CRED.	REMARKS TAX SALES
			PER. PROP.	MONEY				
1946								
1947								
1948								
1949								
1950								
1951								
1952								
1953								
1954	250	1550						
1955								
1956	300	1450	-					
1957	300	1450	-					
1958	300	1450	-					
1959	300	1450	-					
1960	500	1450	-					1/4 city is increased -
1961	500	1450	-					
1962	500	1450	-					
1963	600	1450	-					
1964	600	1450	-					REN 7
1965	600	1450	-					
1966								

PARCEL NO.

TAX AREA CODE

3-071-30



# ASSESSORS MASTER PROPERTY RECORD

FORM AN 111-A

## LEGAL DESCRIPTION

PAR #4: Being apor of Lot 13 Blk 60 City of Placerville, Calif:  
 BEGINN at the SE cor of the par herein desc, a 3/4" c.i.p. fr wh  
 the SE cor of sd Blk 60 bears S 79° 07' 30" E 73.52'; th fr the  
 pob N 8° 39' 50" E 69.28' to a sim pipe; th N 77° 38' W 57.55'  
 to a sim pipe; th S 9° 02' W 71.61' to a sim pipe located on the  
 N bndry of Chamberlain St; th alg sd St, S 79° 56' E 57.95' to  
 the pob, cont 0.093@.

No IRS 7/30/54 (acquired title as Marie White)

-----  
 Fmly por 3-071-12  
 -----

See inactive card same parcel

DTT \$20.35 6/11/74 rec 6/20/74

LOT OR SEC.	BLK. OR TWP.	RANGE	ACRES
13	60		

YEAR	LAND	IMPROV.	PERSONAL PROP.		EXEMPTIONS	NET TOTAL	SOL. CRED.	REMARKS TAX SALES
			PER. PROP.	MONEY				
1965	600	1450	8					rental
1966	600	1450	8					
1967	600	1450	8					
1968	600	1450	8					
1969	600	1450	8			11		
1970	600	1450	8					
1971	600	1900	8			11		
1972	600	1900	8					
1973	600	1900	8					
1974	700	2425	8			11		
1975					1750(2)			
1976								
1977								
1978								
1979								
1980								
1981								
1982								
1983								
1984								
1985								

PARCEL NO.

3-071-30

TAX AREA CODE

1-00

SE RPV RPV EYE F RW RP CODE

## ASSESSORS MASTER PROPERTY RECORD

FORM AN 111-A

## LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the City of P'ville, Co. of El D., St. of Calif, & bounded & des as fols, to-wit:  
 Comm on Chamberlain st. at Warren's Lot, th S 76° E 1.92 chains to Eidinger's lot; th N 8° E 2.31 chains to Miller's Lot; th N 84° W 1.42 chains to Lynch's lot; th S 22° W 2.23 chains to place of beginn & cont .36 @, m/1, & being Lot 13, Blk 60 of sd city of P'ville as the sse is marked, #ed & designated on the official map & in the field notes of survey of sd city now on file & of rec in the office of the Co. Rec of sd Co. of El D., together with & including all water Rs appurtenant to sd land & premises.

LOT OR SEC.	BLK. OR TWP.	RANGE	ACRES
13	60		

YEAR	LAND	IMPROV.	PERSONAL PROP.		EXEMPTIONS	NET TOTAL	SOL. CRED.	REMARKS TAX SALES
			PER. PROP.	MONEY				
1946								
1947								
1948								
1949	570	1930						
1950								
1951	570	1930	—			2500		
1952	570	1930	—					
1953	570	1930	—					
1954	570	2350	—					
1955								
1956								
1957								
1958								
1959								
1960								
1961								
1962								
1963								
1964								
1965								
1966								

PARCEL NO. 3-071-12

TAX AREA CODE

3-071-12

S.F. R.P.V. P.P.V. EX.F. R.W. R.P. CODE

OWNER

ADDRESS

DATE

TRANS. NO.

HENNINGSEN, ANNA M.

P'ville, Calif

7/24/33

133/131

Combined with 3-071-10 (Decree of Divor. 346-282)

Divided into: (By Decree of Distr. 346-287)

3-071-27 (Norman Henningsen)

3-071-28 (Norman & William Henningsen)

3-071-29 (Elsa Arundel)

3-071-30 (Marie White)

L13 B60

2  
IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand the day and year first above written.

Signed and Delivered in the presence of

Jennie A. Pettis

State of Nevada,  
County of Douglas } ss.

On this 1st day of August, 1933, before me, Josephine K. Lundergreen, County Recorder, County Recorder in and for the County of Douglas, State of Nevada, personally appeared Jennie A. Pettis, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the county of Douglas, State of Nevada, the day and year first above written.

(SEAL) JOSEPHINE K. LUNDERGREEN

County Recorder in and for the county of Douglas,  
State of Nevada.

Recorded at the request of Maude A. Horn, Aug 4, 1933, at 33 min past 2 o'clock P.M.  
NO. 1455.

CHAS E. MARSH

Recorder of El Dorado County.

COMPARED

GIACOMO VAROZZA,

TO

ANNA M. HENNINGSEN

THIS INDENTURE, made the 24th day of July, 1933, between GIACOMO VAROZZA, the party of the first part, and Anna M. Henningsen, a married woman, the party of the second part,

WITNESSETH:

That the said party of the first part in consideration of the sum of ten dollars, lawful money of the United States of America, to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, and sell unto the said party of the second part, and to her heirs and assigns forever, all that certain lot, piece or parcel of land situate in the city of Placerville, County of El Dorado, State of California, and bounded and described as follows, to-wit:

Commencing on Chamberlain Street at Warren's lot, thence S. 76° E. 1.92 chains to Ridinger's Lot; thence N. 8° E. 2.31 chains to Miller's lot; thence N. 84° W. 1.42 chains to Lynch's lot; thence S. 22° W. 2.23 chains to place of beginning and containing .36 acres, more or less, and being Lot No. Thirteen (13) in Block No. Sixty (60) of said City of Placerville as the same is marked, numbered and designated on the official Map and in the Field Notes of Survey of said city now on file and of record in the office of the County Recorder of said county of El Dorado, together with and including all water rights appurtenant to said land and premises.

THE FOREGOING INSTRUMENT IS A CORRECT COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE.

ATTEST-

*July 3, 1954*  
*Y. H. BENSON*

County Clerk and ex-officio Clerk of the Superior Court  
of the State of California in and for the County of  
El Dorado.

*Alfred A. Olsen*  
Deputy Clerk

1 HUGHES & MAUL ALICE K. MAUL  
2 347 Main Street  
3 Placerville, California  
Telephone: 1185

Attorneys for Co-Executors

VOL. 1246 PAGE 287  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF  
HUGHES & MAUL  
JUL 30 1954  
AT 2 MIN. D. L. LUCK B. A.  
EL DORADO COUNTY, CALIFORNIA  
No. 3708

HUGHES & MAUL  
CLK

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF EL DORADO

In the Matter of the Estate of  
ANNA MARIE HENNINGSEN, also known  
as ANNA M. HENNINGSEN, also known  
as ANNA HENNINGSEN,

No. 3572

Deceased.

ORDER AND DECREE OF SETTLEMENT OF ACCOUNT  
AND FINAL DISTRIBUTION

NORMAN HENNINGSEN and WILLIAM HENNINGSEN, Co-Executors  
of the Estate of ANNA MARIE HENNINGSEN, also known as ANNA M.  
HENNINGSEN, also known as ANNA HENNINGSEN, Deceased, having hereto-  
fore rendered and filed herein a full account and report of their  
administration of said estate, which account was for final settle-  
ment, and having with said account filed a petition for final  
distribution of said estate, and said account and petition coming  
on this day regularly to be heard, proof having been made to the  
satisfaction of this Court that the Clerk has given notice of  
settlement of said account and the hearing of said petition, in  
the manner and for the time required by law;

And it appearing to the satisfaction of this Court, and  
this Court finds that the said account is in all respects true and  
that it is supported by proper vouchers, and the money in the  
hands of said Co-Executors at the time of filing said account was

HUGHES & MAUL  
ATTORNEYS AT LAW  
347 MAIN STREET  
PLACERVILLE, CALIF.  
TELEPHONE 1185

VOL 346 PAGE 282  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF  
HUGHES & MAUL  
JUL 30 1954  
AT 1 MIN PAST 12 O'CLOCK P.M.  
EL DORADO COUNTY, CALIFORNIA  
3907

HUGHES & MAUL  
247 Main Street  
Placerville, California  
Telephone: 1185

HUGHES & MAUL

Attorneys for administrators

V. H. HENNINGSEN  
ALICE K. AIKIN

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF EL DORADO

In the Matter of the Estate of  
JESS CHRISTIAN HENNINGSEN, also  
known as CHRISTIAN HENNINGSEN,  
also known as CHRIS HENNINGSEN,  
Deceased.

No. 3573

ORDER AND DECREE OF SETTLEMENT OF ACCOUNT  
AND FINAL DISTRIBUTION

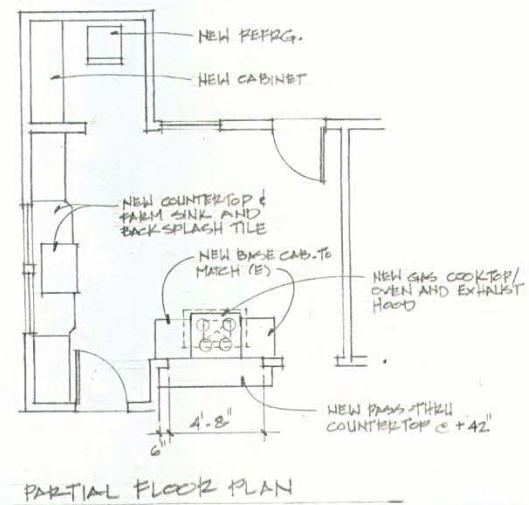
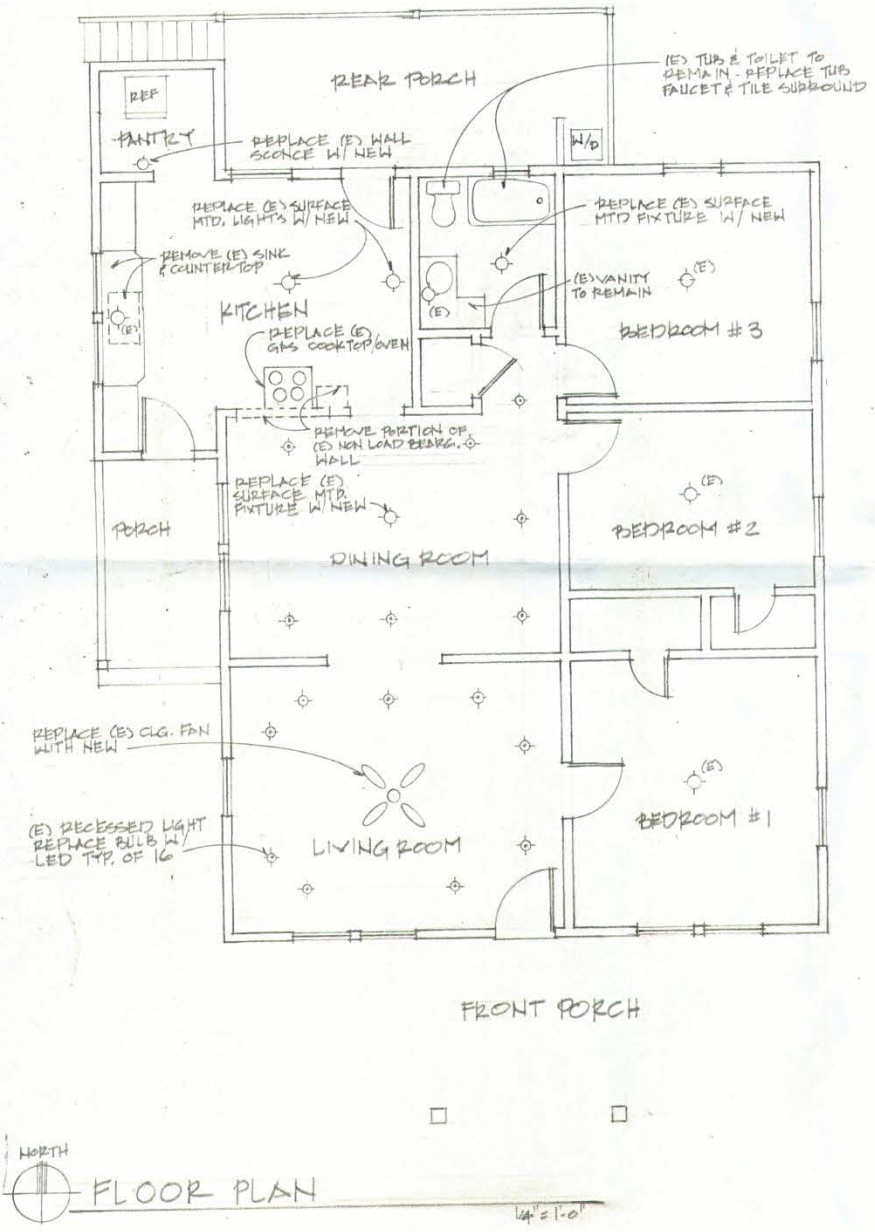
NORMAN HENNINGSEN and WILLIAM HENNINGSEN, Administrators  
of the Estate of JESS CHRISTIAN HENNINGSEN, also known as CHRISTIAN  
HENNINGSEN, also known as CHRIS HENNINGSEN, Deceased, having  
heretofore rendered and filed herein a full account and report of  
their administration of said estate, which said account was for a  
final settlement, and having with said account filed a petition  
for the final distribution of said estate of said deceased and a  
petition for the termination of a joint tenancy involving the  
interest of decedent in certain real property, and said account and  
petition coming on this day regularly to be heard, proof having  
been made to the satisfaction of this Court that the Clerk has  
given notice of settlement of said account and the hearing of said  
petition, in the manner and for the time required by law;

And it appearing to the satisfaction of this Court and

HUGHES & MAUL  
ATTORNEYS AT LAW  
247 MAIN STREET  
PLACERVILLE, CALIF.  
TELEPHONE 1185



*Update*



- SCOPE OF WORK
- REPLACE (E) GAS COOKTOP/OVEN W/ NEW AND ADD EXHAUST HOOD W/ VTR.
  - REPLACE (E) LIGHT FIXTURES AS NOTED
  - PAINT INTERIOR WALLS, DOORS & CABINETS
  - REPLACE TUB FAUCET AND TILE SURROUND
  - Provide safety glazing over tub if required.

RECEIVED  
 FEB 06 2020  
 CITY OF PLACERVILLE  
 DEVELOPMENT SERVICES DEPT.

REVIEWED  
 JAN 06 2020  
 INTERWEST  
 CONSULTING GROUP

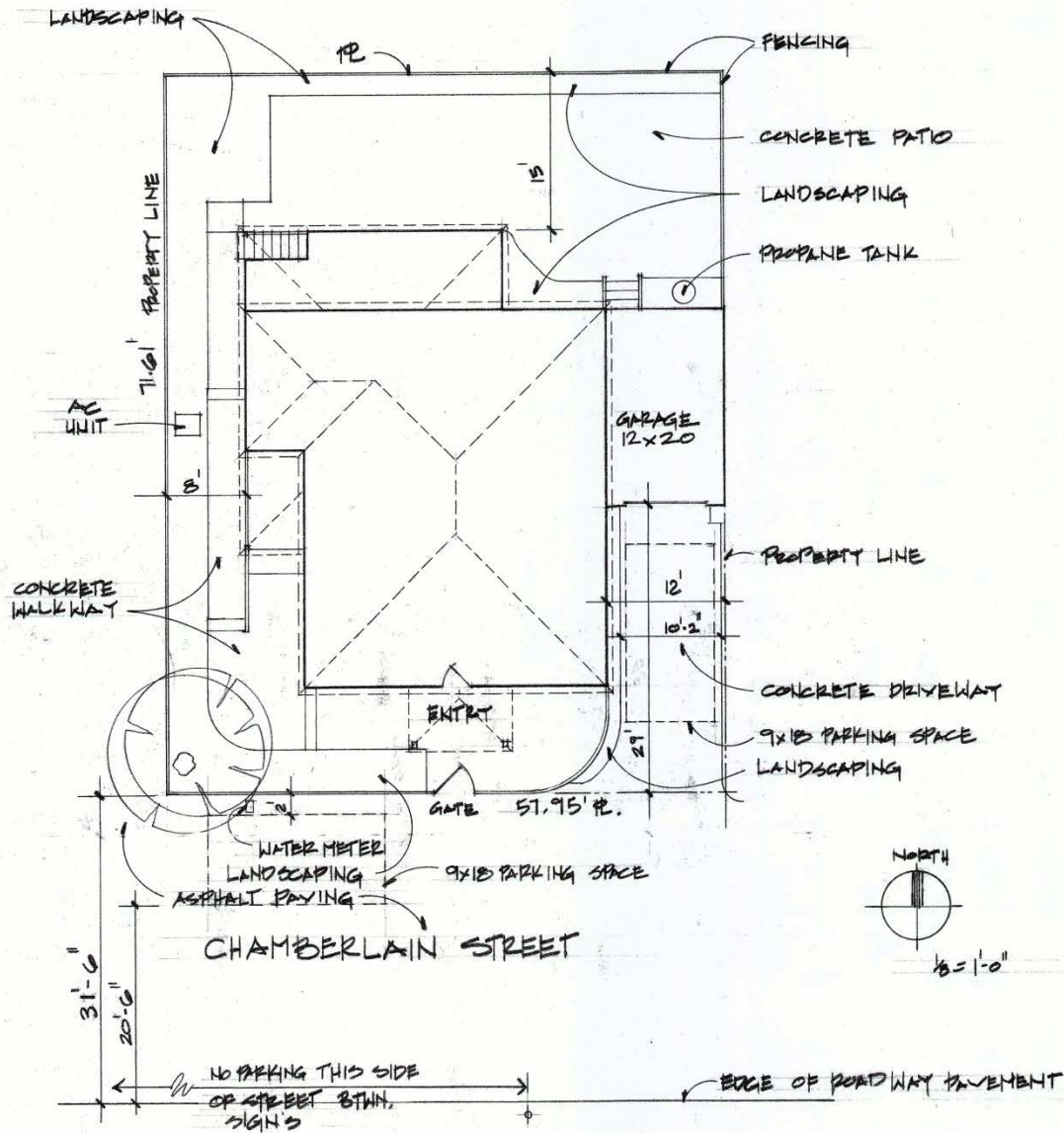
Work Shown Here  
 Completed 2/20/20  
 Provided for Bldg Permit

INTERIOR REMODEL  
 Danielle Slater  
 795 Chamberlain Street  
 Placerville, Ca. 95667

20432



John LaPorta Architect  
4000 Boysenberry Lane  
Shingle Springs, CA. 95682  
C23439  
916-599-0188



EXISTING SITE PLAN  
Danielle Slater  
795 Chamberlain Street  
Placerville, Ca. 95667



**Attachment B.**  
**Public Comments Received**

**Email from Ray and Betty Peterson dated June 7, 2021**



---

## Conditional Use Permit 21-01 Varozza Cottage

1 message

---

**Ray Peterson** <hogback1@sbcglobal.net>

Mon, Jun 7, 2021 at 3:01 PM

To: "pv.planning@gmail.com" <pv.planning@gmail.com>

We received a Notice of Public Hearing for this permit and are property owners on the street. If the applicant adheres to the city B&B guidelines, especially parking and is occupying the home when she has guests we think this would be a nice location for a B&B.

Ray and Betty Peterson

## Attachment C.

### Conditional Use Permit (CUP) 21-01 – The Varozza Cottage Conditions of Approval

#### Planning Division

1. CUP21-01 shall apply only to the project parcel, APN 003-071-030, with address of 795 Chamberlain Street, regardless of any change of ownership.
2. The Project Site shall be developed and maintained in accordance with CUP21-01 conditions of approval.
3. CUP21-01 allows for two bedrooms of the home to be rented for transient occupancy under a bed and breakfast establishment consistent with the provisions and maintenance of the following:

(a) Two (2) vehicle parking spaces plus one additional space per room to be rented must be provided for a total of four spaces. Vehicle parking shall be provided as follows:

- (1) Two spaces shall be provided within the driveway and the garage located onsite;
- (2) One space shall be provided within the driveway of 791 Chamberlain Street, on property owned by the project applicant; and,
- (3) One space shall be provided within the City's Chamberlain Street right of way and directly in front of the 795 Chamberlain Street home and westerly of the home's driveway, upon obtaining an Encroachment Permit from the City Engineering Department.

In the event the property located at 791 Chamberlain Street under provision (a)(2) is no longer under the ownership of the property authorized under CUP21-01 at 795 Chamberlain Street, such occurrence would be a violation of the CUP21-01 conditions of approval.

In the event an Encroachment Permit is not obtained and maintained under provision (a)(3), such occurrence would be a violation of the CUP21-01 conditions of approval.

(b) One non-illuminated sign may be erected on the property, not to exceed eight (8) square feet in area. No single dimension of the sign shall exceed four feet (4'). The sign shall complement the nature of the use; i.e., historic structures should have an historic style sign. The Applicant/Property Owner shall apply for and obtain a sign permit for any site/business identification signs authorized in accordance with the Placerville Zoning Code Section 10-4-11 and regulated under Section 10-4-17 from the Development Services Department.

(c) The property owner representative is required to occupy the CUP21-01 property.

- (d) The 795 Chamberlain Street home shall remain a residential structure; i.e., the kitchen shall not be remodeled into a commercial kitchen.
  - (e) Meals shall be served only to residents and overnight guests.
  - (f) CUP21-01 is subject to review at any time and may be revoked after a hearing by the Planning Commission and a finding by the Planning Commission that the use has become detrimental to the surrounding neighborhood, or found in violation of conditions of project approval.
  - (g) The bed and breakfast use must comply with all other provisions of the zone in which it is located and must comply with all other ordinances of the City.
  - (h) A City business license is required for the CUP21-01 use.
  - (i) CUP21-01 is transferable provided that the criteria and conditions are adhered to.
  - (j) The property and use owner operator shall comply with the provisions and requirements of Title 5, Chapter 16: Uniform Occupancy Tax Ordinance for the CUP21-01 use.
4. A permit from the City of Placerville Building Division will be required. The occupancy type must be one of the types listed in the 2019 CBC Chapter 3. If any construction is proposed to be done it will be required to comply with the current 2019 California Building Code requirements and the City of Placerville's Building Regulations as applicable.

The applicant shall submit all necessary completed forms and constructions documents to the city for review and approval. Construction shall not commence until the building permit is issued. The applicant shall submit all necessary forms documents to other agencies as applicable (typically El Dorado County Fire Protection District, El Dorado County Environmental Management, and others if applicable).

Occupancy shall not occur until the final inspection is completed and approved, approval from other agencies as applicable, and issuance of a Certificate of Occupancy by the City of Placerville Development Services Department.

- 5. Any new use, modification or expansion of the use, or activities not authorized under this Conditional Use Permit, shall be subject to the review and approval of a new conditional use permit.
- 6. The permit shall expire and become null and void eighteen (18) months after the date of granting such permit, unless required conditions have been met and inspected by the Development Services Department, prior to the date of expiration.