



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

Planning Commission Staff Report

Meeting Date: May 3, 2022

Prepared By: Pierre Rivas, Development Services Director

ITEM 10.1: 251 MAIN STREET – CONDITIONAL USE PERMIT (CUP) 22-01

PROJECT INFORMATION SUMMARY

Request: (1) To consider a Conditional Use Permit (CUP) to allow the existing restaurant and bar (The Green Room Social Club) located at 251 Main Street to operate as a place of entertainment facility (e.g. meetings, performing arts and other entertainment events, and private gatherings such as birthday, anniversary and retirement parties, etc.) with maximum capacity of 99 people, within the Central Business District (CBD) Zone; with all assembly activities to be conducted within the building with no modifications to the exterior of the building proposed; and (2) to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, "Conversion of Small Structures."

Summary Recommendations:

1. Determine the project can be found exempt from environmental review pursuant to Section 15303 – "Conversion of Small Structures" of the CEQA Guidelines; and
2. Approve Conditional Use Permit (CUP) 22-01 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Project Site, Size, Location and Parcel Number:

Property Owner: Jennifer Teie	
Addresses: 251 Main Street	
APNs: 001-201-006 & -014	Lot Area: 0.076 acre (3,300 sf)
General Plan: Central Business District	Zoning: CBD, Central Business District
Existing Use: Restaurant & Bar	
Site Improvements:	<ul style="list-style-type: none"> • Single story commercial building originally approved under Site Plan Review (SPR) 84-15. • Curb, gutter and sidewalk installed along project's Main Street frontage with the rear of the building adjoining the City Center Street Parking Lot.
Adjacent Uses:	North – City's Center Street Parking Lot and U.S. Highway 50
	East – financial, eating and drinking establishments
	South – hotel, retail, general office
	West – professional office, retail, bar, commercial retail.

Decision Making Authority: Per Placerville Zoning Code (PZC) 10-3-1(C), the Planning Commission is the decision-maker for conditional use permits applications.

Figure 1. Project Location

Project Location:
251 Main Street,
Placerville, CA
CUP 22-01



Figure 2: North Elevation (Main Street Frontage)



Figure 3: North Elevation (Center Street Parking Lot)



BACKGROUND:

The original single story building (without the attic addition) was constructed circa 1856 and housed Fred Hunger's Butcher Shop. The building was later used as a grocery store until circa 1910. Later, the building was used as a bowling alley from the late 1920s through the late 1960s. Young's Trading Post occupied the building through 1984 until becoming a restaurant and bar through to the present time.

The restaurant and bar use was originally approved under Site Plan Review 84-15 for the La Casa Grande restaurant and bar which at that time consisted of two separate adjoining parcels that have since been merged into one legal parcel by the current owner. The location has served as a restaurant and bar since then under different ownerships; the Pompeii followed by California Kitchen. The property was acquired by the current owner opening on May 31, 2021 as the Green Room Social Club restaurant and bar following Pompeii and California Kitchen. The restaurant features entertainment, primarily live music, as an accessory use to the restaurant and bar that is a use permitted by right in the CBD Zone District as an "eating and drinking establishment." As an entertainment venue, the facility may provide for performing arts; live music; private, corporate, and community gatherings. The serving of food then becomes more of an accessory use and subordinate to the entertainment component.

Following the restrictions placed on eating and drinking establishments due to COVID-19, restaurants have had difficulty filling employment positions, especially cooks and wait staff, making it difficult to remain open for food serve with certainty and consistency. Therefore, the owner wishes to allow for the venue to remain open on a regular basis with entertainment whether or not the restaurant will be open. A place of entertainment is permitted in the Central Business District Zone with approval of a conditional use permit pursuant to Section 10-5-14(C)5 of the Zoning Ordinance.

PROJECT ANALYSIS

General Plan and Zoning: The General Plan land use designation for the site is Central Business District. This land use designation and zone classification's intent and purpose are to provide for the following:

1. Provide for a broad range of pedestrian-oriented commercial, institutional, and public uses,
2. Protect the downtown area from encroachment by unrelated and incompatible uses, and
3. Differentiate the downtown area from all other land use designations because of its unique character.

Allowable uses include retail sales, eating and drinking establishments, hotels and motels, business and professional offices, institutional uses, government facilities, and similar and compatible uses.

Applicable Land Use Section goals and policies

Section I. Land Use Element, Goal C: To protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors.

Policy 1. The City shall promote the development and renewal of the downtown as the commercial center of Placerville.

Policy 2. The City shall assist the private sector in maintaining and improving the economic viability of downtown through the provision of public facilities and services and the enactment of land use policies and decisions supportive of downtown's primary commercial role.

Section VII. Community Design Element, Goal B: To protect and upgrade the visual and historical character of downtown.

Policy 3. The City shall encourage creative uses of historic buildings which will permit their continued use and existencd.

Zoning Classification and Regulations: Per Section 10-3-3 of the Zoning Code, 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
- Found not detrimental to surrounding property.

Per Section 10-3-6(D) of the Zoning Code, the Commission may require such terms and conditions to the granting of a conditional use permit as the Commission may deem necessary.

Central Business District (CBD): General Regulations & Use

General Regulations [§10-5-14(D)]		Min. Required	Existing	Proposed
Building Setbacks:	Front (Main St.)	None	0'	No change
	Side (Center St.)	None	0'	No change
	Rear (Stage Coach)	None	0'	No change
Awning Projections:	Front (Main St.)	None	6'	No change
	Side (Center St.)	None	4'	No change
	Rear (Stage Coach)	None	None	No change
Building Height:		40'	31'	No change
Permitted Uses:	Business and professional offices; eating and drinking establishments; government facilities; hotels and motels; retail sales; antique stores, pawn shops and consignment stores; residential units when above or below the ground floor.			
Conditional Uses:	Formula businesses, places of entertainment, used merchandise stores, parking facilities and lots, single-room occupancy facilities.			
Proposed Use:	Place of entertainment			

Item 10.1

Parking Requirements:	None. Site was included within former downtown parking assessment district. Assessments accrued from this and other property owners within the district were used to assist financially in the construction of the Center Street Parking Garage. Because of this parking district assessment, changes in use within the existing building footprints do not trigger on-site parking requirements.
Building Elevations and Business Signs:	Approved SPR 84-15 on June 28, 1988 and SPR 84-15-R approved July 6, 2021 included approved elevations and signage for the La Casa Grande restaurant and bar respectively. The present signage and color were approved under building permit and staff approval of SPR 84-15-R as a minor revision.

Consistency Analysis: The purpose of the CUP is to ensure the proposed establishment is appropriately located and operated. In addition, conditions may be placed on the business in order to protect the public health, safety, peace, and welfare. The CUP process also allows the City to monitor the use and verify that it is operating in accordance with the terms of its CUP.

In reviewing the application and site conditions, staff finds the site is suitable and adequate for the proposed place of entertainment use and is in harmony with the various elements or objectives of the general plan, since it would be located within an area that is accessible by existing streets, the City's Center Street Parking Lot and the City's Parking Garage; it would not be located in a sensitive area; it would utilize the existing restaurant and bar configuration within the building with no changes proposed to the existing interior and without a change of occupancy necessary to operate use. In addition, the place of entertainment use is desirable for the development of the community, in that it would provide a flexible ground floor space in the downtown allowing assemblies of people for a potential variety of small gatherings (99 or less occupants) as described in the Applicant Submittal Package. These gatherings would bring people to downtown Placerville. This request has the potential for spill-over economic benefit to other businesses and business service uses within downtown and greater Placerville, therefore not a detriment to surrounding property.

The request furthermore as conditioned is consistent with the CBD zone regulations, in that the proposed place of entertainment will be compatible with the adjacent uses because the proposed use will be conducted entirely within the building. Also, there are no sensitive uses or receptors (e.g. schools, senior residential care facilities) in the area that would be negatively affected by the proposed use. It should be noted that the facility has operated as a venue for entertainment as an accessory use to the restaurant and bar. This request (proposed change in use) is the ability to not operate the restaurant, thus the need for the CUP to authorize entertainment as the principle use of the premises.

Environmental Analysis: This project qualifies as a Class 3 categorical exemption pursuant to Guidelines Section 15303 of the California Environmental Quality Act (Conversion of an Existing Structure from One Use to Another). CEQA Guidelines Section 15303 applies to projects that involve the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The Project is a CUP to allow for the operation of a 3,300 square foot place of entertainment assembly use within the existing

building at 251 Main Street. No modifications to the exterior or interior of the building are proposed. No special circumstances exist that granting a CUP would create a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Sections 15303 and no further environmental review is required.

CONCLUSION AND RECOMMENDATION:

Conclusion: The request would provide a flexible floor space amenity in downtown Placerville. Request components are consistent with established City regulations, standards and guidelines. Staff supports the request and recommends its approval.

Recommendation: Staff recommends the Commission take the following action:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings of fact in support of the CUP 22-01 request:
 1. The request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline 15303, which exempts projects involving the conversion of an existing facility from one land use to another when the new use is consistent with the current zoning and General Plan land use designation of the site.
 2. The request is consistent and in harmony with the General Plan and all applicable provisions of the Zoning Code, in that it would be located within an area that is accessible by existing streets, the City's Center Street Parking Lot and the Parking Garage; it would not be located in a sensitive area; it would utilize an existing building that dates back to construction during the mid-1800s, with no interior changes necessary and does not require a change of occupancy under the building code to operate the requested use.
 3. The request is desirable for the development of the community, in that it would provide a flexible space in the downtown allowing assemblies of people for a potential variety of small gatherings (99 or less occupants) as described in the Applicant Submittal Package. These gatherings would bring people to downtown Placerville, with the potential for spill-over economic benefit to other businesses and business service uses within downtown and greater Placerville, therefore the use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood or the community at large.
- III. Approve Conditional Use Permit CUP22-01 located at 251 Main Street, APN 001-201-06-014, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval.

Attachments:

- A. Recommended CUP 22-01 Conditions of Approval
- B. Applicant Submittal Package
- C. 251 Main Street Historic Resource Survey

Attachment A

Conditions of Approval CUP 22-01

1. Approve CUP 22-01, involving the operation of a place of entertainment assembly occupancy, within the building located at 251 Main Street, APN 001-201-006 & -014, and within the Central Business District Zone (CBD).

Approval is based upon the analysis provided in staff's May 3, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein including: (1) Planning and Conditional Use Permit Application, including narrative, received April 14, 2022; and (2) The existing floor plan, received April 14, 2022 with the application.

2. CUP 22-01 shall become effective eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP22-01 shall not be issued until the granting of the permit is affirmed on appeal.

Operation of the entertainment venue may commence immediately since there is no change in occupancy [Assembly (A-2)].

3. CUP 22-01 shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried on. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
4. CUP 22-01 shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance and Placerville Municipal Code.
5. CUP22-01 conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.
6. All Conditions of Approval shall be in addition to those established under Site Plan Review 84-15 and shall also be incorporated as the Conditions of Approval for CUP 22-01 by reference.
7. Any proposed future change to the use or modification to the application beyond what is authorized under CUP 22-01 shall be submitted to the Development Services Department for a determination of appropriate procedures.
8. During all events, the Property Owner /Applicant shall assign a manager on the premises, if owner is not on premises, who shall ensure compliance with the terms of this Permit, the City Code, and applicable state and federal laws.

10. Maximum occupancy of the facility under CUP 22-01 shall be determined by the Development Services Department, Building Division. City authorized occupancy shall be posted and managed by the proprietor to prevent over-crowding.
11. No outdoor amplification of sound is permitted. Interior sound amplification shall be directed away from the principal entrance or directed toward the interior of the facility.
12. CUP 22-01 shall not constitute a public nuisance as defined under Code Section 1-4-3 and Code Section 7-8-1.
13. CUP 22-01 may be revoked, amended or suspended by the Planning Commission under the provisions of Zoning Code Section 10-3-6(D).
14. There must be no pressure washing of the sidewalk, unless approved by City Engineering.

Attachment B.

Applicant Submittal Package

Jennifer Teie

251 Main Street

Placerville CA 95667

251 Main Street Conditional Use Permit (CUP)

Project Summary

Project Request: To consider a Conditional Use Permit (CUP) to allow the Use of the building at 251 Main Street to operate as a “Place of Entertainment” facility (ie: performing arts, live entertainment, private, corporate, and community gatherings such as celebrations and meetings, etc.). The maximum occupancy will remain the same at (99). The project is located within the Central Business District (CBD) Zone; all assembly activities are to be conducted within the building; there are no proposed modifications to the exterior or interior of the structure. The Project should qualify under a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, “Conversion of Small Structures”. *Reference precedence per findings of Planning Commission Staff Report November 17, 2020.

Recommendations:

Approve Conditional Use Permit

Project:

Property Owner:	Jennifer Teie
Property Address:	251 Main Street
APN:	001-201-06-100 Lot Area: .02 acres
General Plan:	Central Business District
Zoning:	CBD, Central Business District
Existing Use:	Restaurant / Bar

Conditional Use Permit Questionnaire:

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

The (CUP) is consistent and in harmony with the General Plan and all applicable provisions of the Zoning Code, in that it would be located within an area that is inaccessible by existing streets, the City's Center Street parking structure; it would not be located in a sensitive area; it would utilize the existing building with no interior change of occupancy.

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

The Purpose of the CBD is to:

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

Activities that will be taking place in the Place of Entertainment, are allowed by right in the CBD:

Business and Professional Offices,

Eating and Drinking Establishments,

Government Facilities (such as conference room/space),

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

The CUP is desirable for the development of the community, providing a flexible floor space in the downtown district allowing assemblies of people for a variety of uses, including support of Arts and Entertainment and small private, corporate, or community gatherings (100 or less occupants). The approval of the CUP request will promote additional economic benefit to the greater Placerville and Downtown Placerville area. Neighboring businesses will continue to experience increased revenue and benefits through the approval of the CUP. The approval of the CUP for "place of entertainment" is more of a benefit than detriment to the general welfare of persons residing in the immediate vicinity, neighboring businesses, the neighborhood, and the community at large.

This Project qualifies as a "*Class 3 categorical exemption pursuant to Guidelines Section 15303 of the California Environmental Quality Act (Conversion of an Existing Structure from One Use to Another)*". CEQA Guidelines Section 15303 applies to projects that involve the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure." (per public record Planning Commission Staff Report November 17, 2020)

The Project is a CUP to allow for the operation of a 3300 square foot place of entertainment assembly use within the existing floor space of the building at 251 Main Street. No modifications to the exterior or interior of the building are proposed. No special circumstances exist that granting a CUP would create a significant adverse effect on the environment. Therefore, the proposed Project should qualify for the exemption under CEQA Guidelines Section 15303 and no further environmental review should be required.

N



W

E

S

project
site/location

march 24, 2022

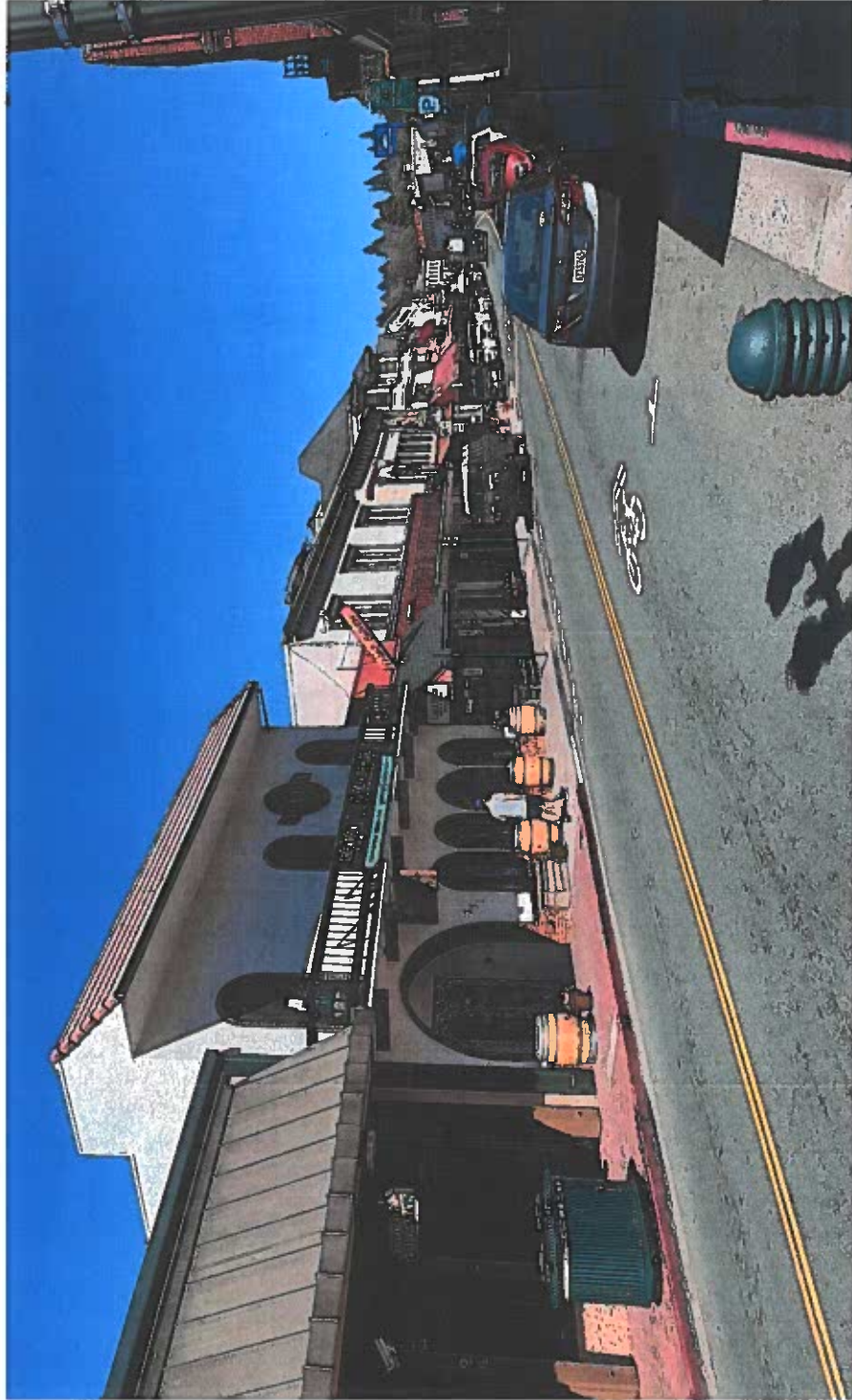
251 main st
Placerville

O' Lot Line

E

No modifications
proposed.

0' Lot Line

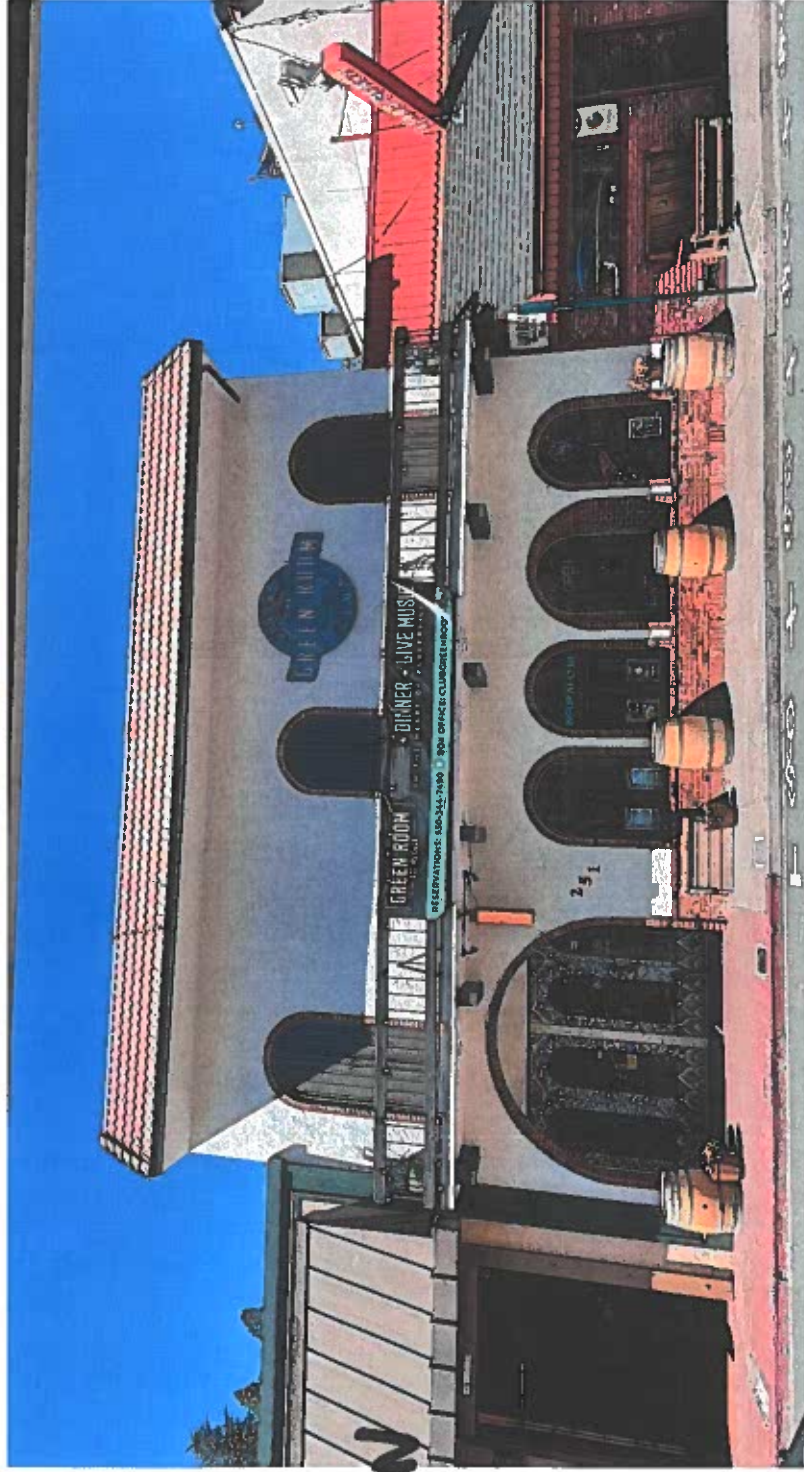


W-E Main Street Elevation

N

March 24, 2022
251 main st

N



E

No modifications
proposed.

0' Lot Line

Main street
Building Elevation

S

March 24, 2022
251 Main St

W



E

No modifications
proposed.

0' Lot Line

Center Street
City Parking Elevation

March 24, 2022
251 Main St

W

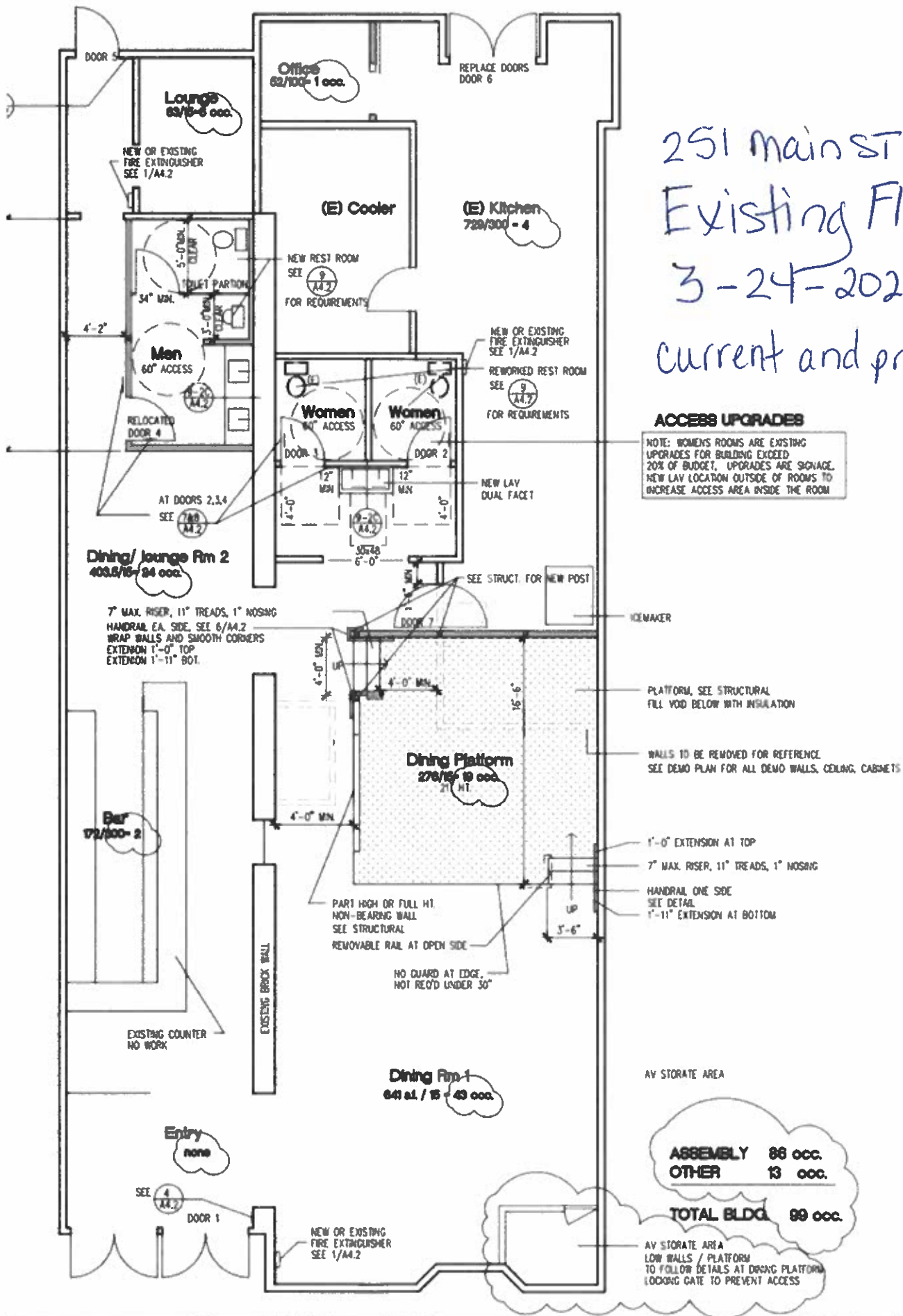


E

No modifications proposed. E-W Main Street Elevation

0' Lot Line

march 24, 2022
251 main st.





City of Placerville CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to the requirements of Section 4-3-7 of the City Code, a certificate is issued for the following portions(s) of the structure and/or premises under the conditions (if any) indicated on the back of this certificate.

Permit No: 21056 Occupancy Load: 99 Square Footage: 3,230
Site Address: 251 Main St APN(s): 001-201-006 Use(s): Com Zoning: CBD
Occupancy Group(s): A2 Type of Construction: VB Sprinkler System Required: N/A
Tenant: The Green Room Social Club
Property Owner & Address: Jennifer Teie, 2520 Prairie View Ln, Placerville, CA 95667
Stipulations/Conditions: Merger of 251 and 253 Main St. (001-201-006 and 001-201-014 respectively).

By:  Date: 07/06/2021

Steven Stokes, Building Official

POST IN A CONSPICUOUS PLACE

copy



**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: _____
Zoning: _____ GP: _____
File No: _____
Filing Fee (PZ) _____
Filing Fee (EN) _____
Receipt No: _____

REQUEST FOR:

- ☐ Annexation ☐ Boundary Line Adjustment ☐ Certificate of Compliance ☒ Conditional Use Permit
☐ Environmental Assessment ☐ Environmental Impact Report ☐ Final Subdivision Map ☐ General Plan Amendment
☐ General Plan Consistency ☐ Historic District Review ☐ Landscape Plan Review ☐ Map Amendment ☐ Merger
☐ Minor Deviation ☐ Planned Development ☐ Preliminary Plan Review ☐ Sign Package Review / Amendment
☐ Site Plan Review ☐ Temporary Commercial Coach ☐ Temporary Use Permit ☐ Tentative Parcel Map
☐ Tentative Subdivision Map ☐ Variance ☐ Zone Change

DESCRIPTION:

CUP Entertainment Venue CBD

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 Jennifer Teie
MAILING ADDRESS 251 MAIN ST
PHONE 916 952 1665
EMAIL jenn@clubgreenroom.com

APPLICANT'S REPRESENTATIVE (if different)

NAME N/A
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Jennifer Teie PHONE 916 952 1665
MAILING ADDRESS 251 MAIN ST
EMAIL ADDRESS jenn@clubgreenroom.com

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

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

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 251 MAIN ST Placerville CA 95667
ASSESSOR'S PARCEL NO.(S) Temp parcel not assigned. (001 201 06 100 / 001 201 014 -00)
Above described property was acquired by owner on _____

Nov Month 20 Day 2020 Year

**CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252**

★
See Attached Deed +
Cert of Merge.

File Number: _____

Date Filed: 3-29-22

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: Jennifer Teie

City: Placerville

Name of Owner: Jennifer Teie Telephone: 916 952 1465

Address: _____

Name of Architect, Engineer or Designer: n/a

Address: n/a Telephone: n/a

Project Location: 251 MAIN ST PLACERVILLE CA 95447

Assessor's Parcel Number(s): *(001 201 06 100 / 001-201-014-00)

General Plan Designation: _____

Zoning: C

Property size

Gross (sq. ft./acre): 0

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): 0

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: CUP

2. What is the number of units/parcels proposed? 1

3. What is the gross number of units per acre? 1

4. Site Size: .02

5. Square footage of each use: 3300

6. Number of floors of construction: 1

7. Amount of off-street parking provided: _____

8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.

9. Proposed scheduling: _____

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: _____

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: C.D., Restaurant/Bar
City office, 3300 sqft building - kitchen, bar, floor space, bathrooms (3)

~~12.~~ If industrial, indicate type, estimated employment per shift, and loading facilities

~~13.~~ If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: _____

~~14.~~ If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: _____

~~15.~~ Provide an analysis of traffic generated by the project and how it will impact existing traffic.

~~16.~~ If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. _____

Brick building, adjoining walls to neighboring bar and bank. Square footage limited to structure. Surrounding land is City owned. 0 Setbacks

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. _____

Commercial Zone, Bar and Bank neighboring / Adjoining walls. Hotel, Retail, and business services to the N/S/E/W. Hwy 50 and public parking.

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

100% 0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? No

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: N/A

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. Creek behind building

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: 40-60' Hangtown Creek

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? No If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 0

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? 0

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes?
(Hydrant, pond, etc.): Fire Department
42. What is the distance to the nearest fire station? 100'
43. Will the project create any dead-end roads greater than 300 feet in length? No
44. Will the project involve the burning of any material, including brush, trees and construction materials? No

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? Yes 60-80'
46. What types of noise would be created by the establishment of this land use, both during and after construction? None

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? No

WATER QUALITY current

48. What is the ~~proposed~~ water source: EID ☒ City of Placerville Well ☐ Other
49. What is the water use? (residential, agricultural, industrial or commercial): C

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? No
- If yes, what is the regulatory identification number: _____
- Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): No

SEWAGE

53. What is the proposed method of sewage disposal? N/A
Septic System ☒ City Sewer Other: _____
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? NO
56. Will the project reduce or restrict access to public lands, parks or any public facilities? NO
57. Will the project change the L.O.S. on any existing roads? NO

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? NO - exception: More performing Arts!
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? yes
60. Will the project require the extension of existing public utility lines? If So, identify and give distances: NO

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? NO
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? NO
64. Will the project displace any community residents? NO

Discuss any yes answers to the previous questions, use additional sheets if necessary.

See attached. CUP for Place of Entertainment will serve to encourage performing arts and recreation

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: n/a

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

3-29-22
Date

[Signature]
Signature

CD-021-P
3/15

For Jennifer Teie

Attachment C

251 Main Street Historic Resource Survey (May 1984)

HISTORIC RESOURCES INVENTORY

Ser. No. 009-5667-25

HABS HAER Loc 0010 SHL No. NR Status 4

UTM: A _____ C _____

B _____ **D** _____

IDENTIFICATION

1.Common name: Vacant Store

2. Historic name: Fred Hunger's Butcher Shop

3. Street or rural address: 251 Main Street

City: Placerville Zip 95667 County

4. Parcel number: 01:201:06 (Portion of Lot 6, Block 41)

5. Present Owner: Berneta F. Bangs, Etal Address: 251 Main Street

City: Placerville, CA Zip 95667 Ownership is: Public Private X

6. Present Use: Vacant Original use: Butcher Shop

DESCRIPTION

7a.Architectural style: Western False, Fire Front

7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a single story building within a row of buildings on the north side of Main Street in the City of Placerville currently vacant. It is rectangular in shape. The building was recently remodeled, adding Spanish roof tiles to the front in a mock mansard roof styling. The building is brick with wooden trim and a plaster and wood marquee. The main entrance is recessed from the face of the building with multi-paned, center-swing french doors. A medium gable roof is covered by the false or fire front.

Attach Photo Envelope Here

8. Construction date:
Estimated 1856 Factual

9. Architect _____

10. Builder _____

11. Approx. property size (in feet)
Frontage 12.20' Depth 89.10'
or approx. acreage _____

12. Date(s) of enclosed photograph(s) _____
1984 _____

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: Modernization of front display areas, addition of false roof on front facade.

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial X Other: _____

16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? Yes Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built after the 1856 fire, this building was used as a grocery and provisions store by Louis Landecker in 1862. The building continued to be used as a grocery store until around 1910. During the late 1920's the building was occupied a bowling alley. The bowling alley continued until sometime during the late 1960's when the building was vacated. The building was vacant for several years, and now is occupied by the Young's Trading Post.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture _____ Arts & Leisure _____
Economic/Industrial 1 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates.)

El Dorado County Recorder's Office, Official Records
Mountain Democrat (Newspaper), Placerville, El Dorado County, California

FITCH, Thomas & Company. City, County Directory.

Placerville Republican Printing Office, Placerville, California. 1862. Reprinted by the El Dorado County Historical Museum, 1975.

22. Date form prepared May 30, 1984

By (name) Betty Laarveld

Organization Placerville Historic Advisory Committee

Address: 487 Main Street

City: Placerville, CA Zip: 95667

Phone: (916) 622-9353

Locational sketch map (draw and label site and surrounding streets, roads, prominent landmarks, and indicate north):