

8/25/2020

TO: City of Placerville Planning Commission

FROM: PVILLECA LLC
Kelly Chiusano
(530) 391-0867 cell

RE: Planning Application - Variance Application
651 Main Street Placerville, CA 95667

RECEIVED
AUG 25 2020
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

PVILLECA LLC is applying for a location variance to allow our permitted cannabis retail business location, located at 651 Main Street, Placerville, CA 95619, to be within the allowed distance from a sensitive use area, *Sierra Elementary School* and the *Federated Church* (if the church would be considered a sensitive use area) located on Thompson way in Placerville.

We are asking for this variance due to the topography between our building location and these sensitive use areas which would make it impossible for anyone to travel between the properties or see our business location as the "crow flies" which is the typical measured distance for this type of business. The topography is a steep cliff with an elevation change of approx. 300 ft filled with thick trees and brush and without any public access areas or walkways. The properties are also separated by a row of residential/commercial properties so in order to access the cliff area an individual would have to trespass through these private properties (see attached images pages 4-8).

Due to the steep cliff topography, thick trees/brush, and private property, any person leaving from or going to the school or church would need to travel via City roads equaling the following distances (see maps pages 1-3):

- Federated Church: 0.3 of a mile or roughly 1,562 feet
- Sierra Elementary School: 0.4 of a mile or roughly 2,027 feet of traveling distance

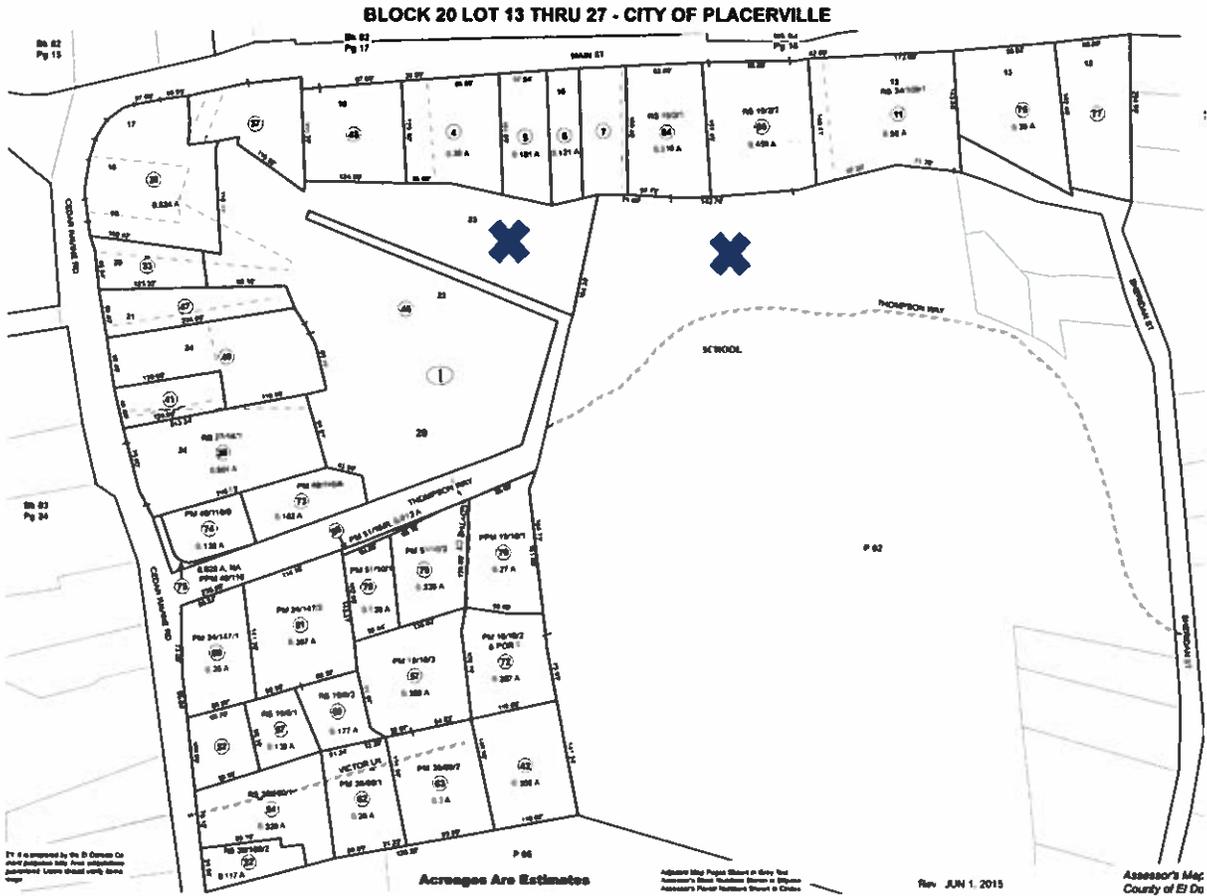
Due to these unique access circumstances directly between the properties we feel that our location should not be held to the recommended distance as the "crows flies" and instead to the public access distance which is over 1,500 feet using public access streets and walkways.

Sincerely,

Kelly Chiusano

651 Main Street + Sensitive Use Areas - Location Property Lines

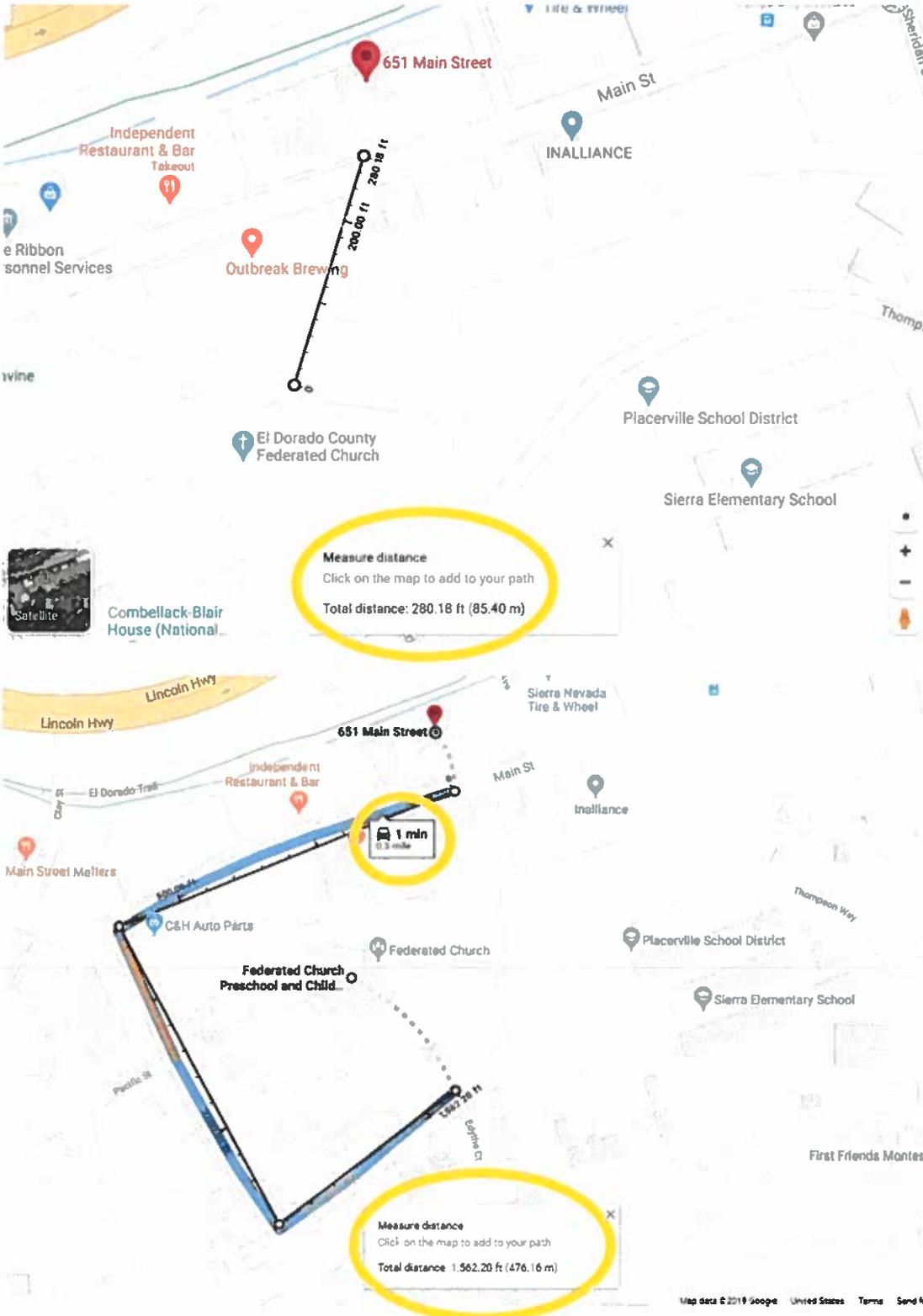
The areas marked with an X are the steep topography + non-public access areas that lead into private residence backyards.



Distance Measurements – Federated Church

First Federated Church

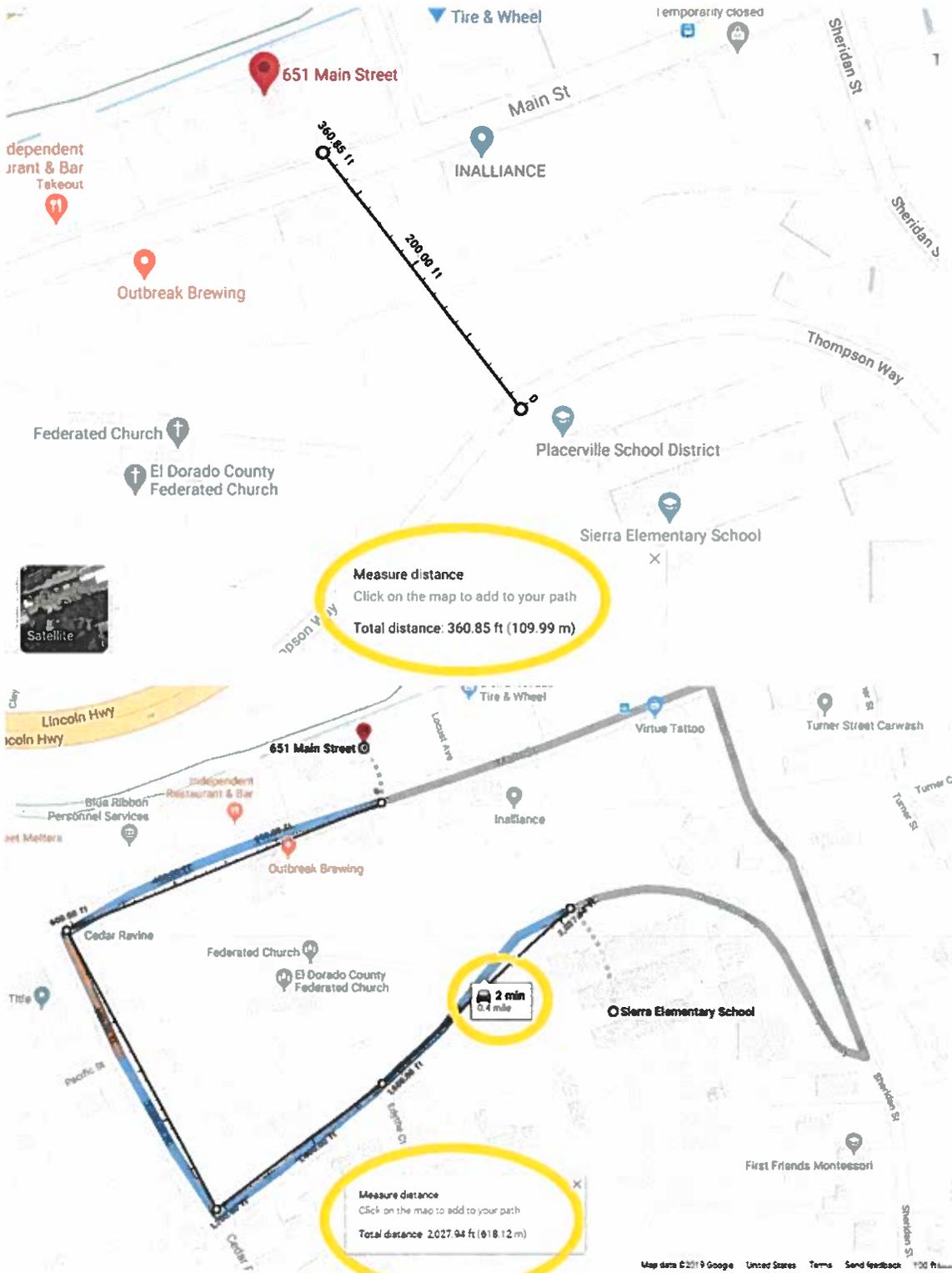
- By way the “crow flies” roughly 280 Feet
- Is 0.3 miles or 1,562 feet via public access roads/walkways



Distance Measurements – Sierra Elementary School

Sierra Elementary School

- By way the "crow flies" roughly 360 Feet
- Is 0.4 miles or 2,027 feet via public access roads/walkways

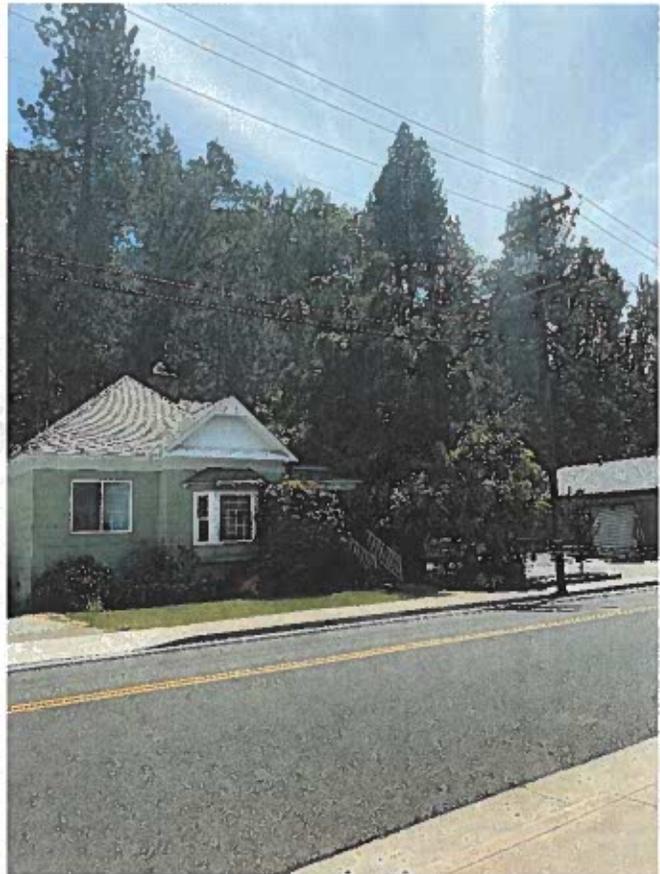


Images of Topography Between 651 Main Street and Sensitive Use Areas

Front of 651 Main Street building facing south towards sensitive use areas (panoramic)



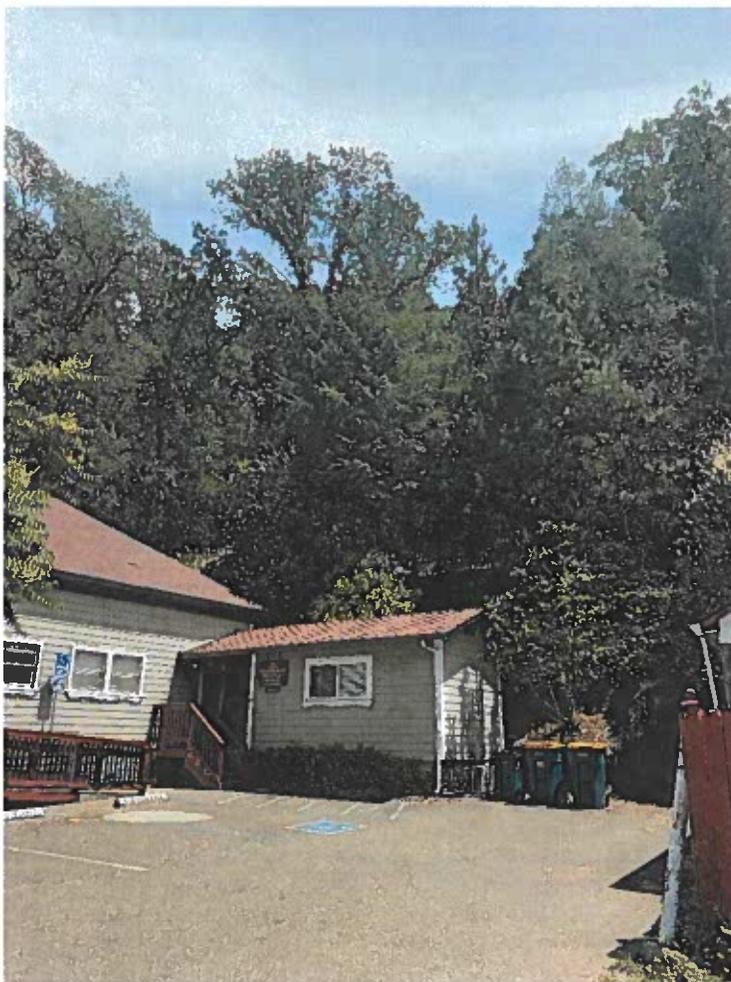
Front of 651 Main Street building facing south towards Federated Church



Topography + non-public access area between 651 Main Street and the Federated Church



Topography + non-public access area between 651 Main Street and Sierra Elementary School



Images taken looking towards 651 Main Street directly across the street from Sierra Elementary School



Images taken looking towards 651 Main Street from Federated Church's Parking Lot

