



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667
Planning (530) 642-5252 · Building (530) 642-5240 · Code Compliance (530) 642-5240

NOTICE OF PENDING ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES

NOTICE IS HEREBY GIVEN that on February 17, 2020, the Director of Development Services of the City of Placerville, is considering the project described below and will approve, conditionally approve, or disapprove the project request on or after this date. Please address all written communications to the office of the Development Services, 3101 Center Street, Placerville, CA 95667, or by email at: pv.planning@gmail.com. All written communications must be received by Development Services no later than Friday, February 14, 2020, at 5:00 p.m.

Project File No.: TPM06-01-E and VAR07-04-E

Owner: Judi Pettite

Addresses: 788 and 794 Chamberlain Street

Assessor's Parcel No.: 003-091-018

Zoning: R1-20,000 Single-Family Residential Zone – Historic District (R1-20-H)

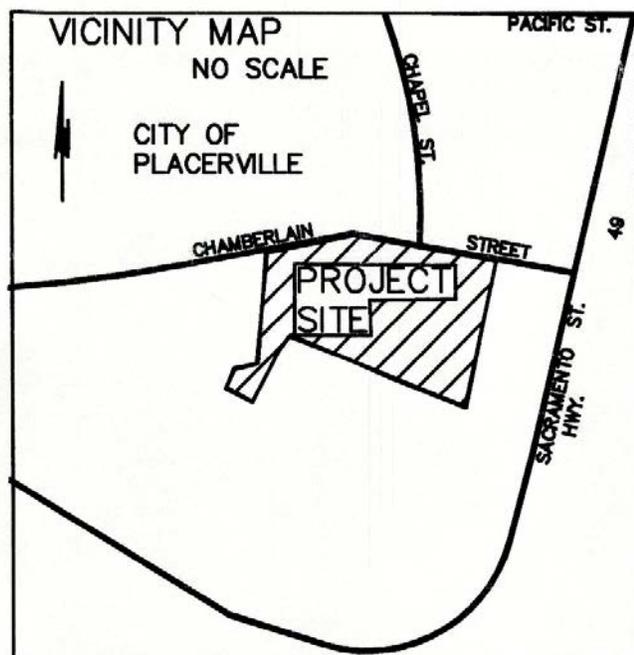
Environmental Status: Statutorily exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), infill development project.

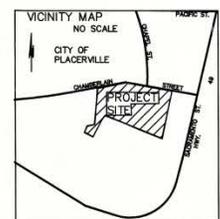
Project Description: Request for two (2) year extension (TPM06-01-E) to previously approved Tentative Parcel Map (TPM) 06-01 and Variance (VAR) 07-04 on February 26, 2006, to allow the division of one 1.25-acre parcel into three single-family residential parcels (Parcel 1: 17,226 square feet; Parcel 2: 17,199 square feet; Parcel 3: 20,091 square feet) including the variance to allow two of the three parcels to be less than the 20,000 square foot minimum parcel area requirement within the R1-20 Zone. TPM06-01-E is eligible under the Subdivision Map Act for time extensions not to exceed six (6) additional years. The two year extension request if approved would extend the expiration of TPM06-01-E from February 26, 2020 to February 26, 2022.

Location: South side of Chamberlain Street, approximately 120 feet west of the intersection of Chamberlain and Sacramento Streets.

Project files may be viewed at the Development Services Department, City Hall, during business hours of Monday through Friday, 8:00 a.m. to 5:00 p.m.

Within fifteen (15) calendar days after the decision is made, the applicant (or any interested party) may appeal in writing the Development Services' decision to the Planning Commission. A \$400.00 appeal fee must accompany said appeal. Should you have any questions concerning this matter, please contact this office at (530) 642-5252.



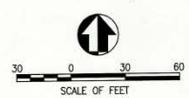
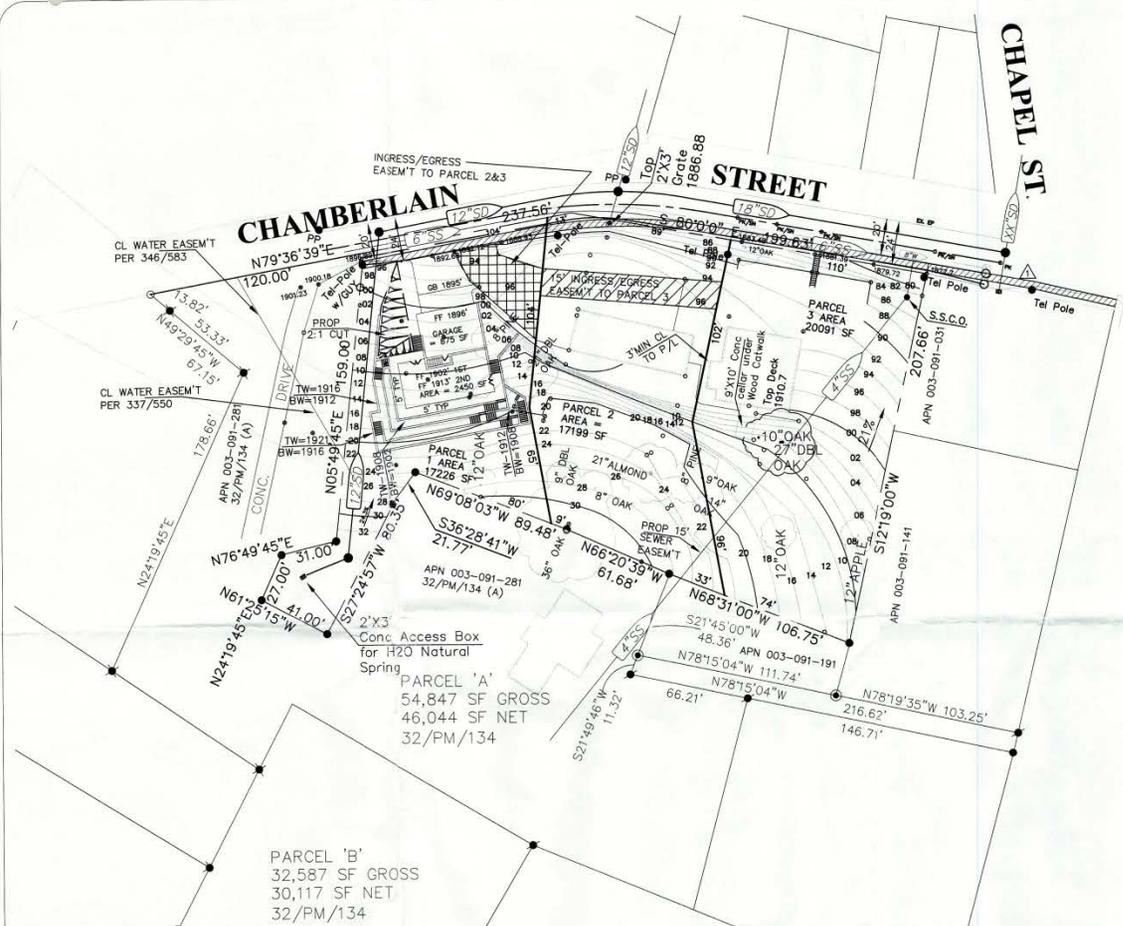


PROPOSED IMPROVEMENTS FOR
788 - 794 CHAMBERLAIN STREET
TENTATIVE PARCEL MAP
 CALIFORNIA
 CITY OF PLACERVILLE

NO.	DATE	DESCRIPTION	BY	APPROVED BY
1	3/03/08	OMIT CORNER - ADD 4' AC SW	T. ROSE	T. ROSE
2		REVISION DESCRIPTION	SCALE: VERT. 1"=30'	
3			DATE: 2/27/08	
4			FIELD DRAWN: JAL	
5			APPROVED BY: TERRY A. ROSE	
6			REVISION: RCE 21946	
7			EXP. 9-30-09	

(916) 378-8004
Task Engineering, inc.
 4400 PARKWAY, SUITE 400, PLACERVILLE, CA 95368
 ENGINEERS - PLANNERS - SURVEYORS

SHEET 1 OF 2
 DATE PRINTED: 06-1206
 TITLE: 06-1206



NOTES:
 TOPOGRAPHIC DATA SUPPLIED BY CLIENT AND TASK ENGINEERING, INC. IS NOT RESPONSIBLE FOR ACCURACY.
 EXTERNAL ADJACENT LOTS LINES ARE APPROXIMATE ONLY

PRESENT/PROPOSED ZONING
 R1-20,000 RESIDENTIAL

SOURCE OF TOPOGRAPHY
 USGS DATUM & FIELD SURVEY DATA

PARCEL DATA
 EXISTING: 1-1.252 ACRE PARCEL
 PROPOSED:
 PARCEL NO. 1=17,228 SQ. FT.
 PARCEL NO. 2=17,199 SQ. FT.
 PARCEL NO. 3=20,091 SQ. FT.

WATER SUPPLY/SEWAGE DISPOSAL
 PUBLIC WATER SUPPLY & SEWAGE DISPOSAL
 CITY OF PLACERVILLE

PUBLIC FIRE PROTECTION
 CITY OF PLACERVILLE

PRESENT/PROPOSED SETBACKS
 20' FRONT YARD SETBACK
 3' SIDE YARD SETBACK
 20' REAR YARD SETBACK

COMMUNITY DEVELOPMENT DIRECTOR
 DATE: _____ APPROVAL: _____
 DATE: _____ CONDITIONAL APPROVAL: _____
 DATE: _____ DISAPPROVAL: _____

PLANNING COMMISSION
 DATE: _____ APPROVAL: _____
 DATE: _____ CONDITIONAL APPROVAL: _____
 DATE: _____ DISAPPROVAL: _____

CITY COUNCIL
 DATE: _____ APPROVAL: _____
 DATE: 2.24.08 CONDITIONAL APPROVAL: S.A.C.
 DATE: _____ DISAPPROVAL: _____