

Notice of Placerville City Council Public Hearing
An Appeal of Planning Commission Decision:

7553 Green Valley Rd – Site Plan Review (SPR) 20-05: Geartooth Alewerks

Placerville City Council will conduct a public hearing on Tuesday, May 25, 2021, at or after 6:00 p.m., to consider an appeal of the Planning Commission's approval of SPR20-05: Geartooth Alewerks, involving the conversion of an existing commercial building into a restaurant with brewery (eating and drinking establishment) use, with indoor and outdoor seating for 72, and on and offsite parking spaces, located at 7553 Green Valley Road (APN 325-120-057). Zone Classification: Commercial (C). General Plan Land Use Designation: Commercial (C). Environmental Status: Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (infill project).

Appellant: JAJ Green Valley Rd, LLC. Representative: Jon Jernigan, Managing Partner. The appellant has requested that the City Council remove from the Planning Commission's conditional approval the requirement to remove a gate located on the adjoining parcel and building at 7533 Green Valley Road used by the business Competition Canine, a City Council issued conditional use (CUP18-02), to secure animals and the public from harm. The gate is a condition of Competition Canine's El Dorado County Animal Services, Commercial Animal Establishment Permit. In conjunction with the appeal, the Geartooth Alewerks applicant requests to amend their project, reducing restaurant seating capacity from 72 to 63. The seating reduction would result in a total of 16 parking spaces needed to meet minimum City parking requirements for an eating and drinking establishment use, of which all are to be provided on the project site, APN 325-120-057.

Given the COVID-19 Pandemic emergency, this meeting will be a teleconferenced meeting, with detailed instructions for participation included on the agenda to be made available on the City Council Agenda webpage: <https://www.cityofplacerville.org/city-council-agenda>, 72-hours prior to the meeting.

All persons interested are invited to attend the teleconference meeting and be heard or to write their comments to the City Council. In order to be included in the City Council's information packets, written communications should be filed on or before 3:00 p.m. on Monday, May 17, 2021, to be included in the City Council Agenda packet. Development Services cannot guarantee that any written information received after this time and date will be delivered to the Council prior to any action. Direct comments to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Email: pv.planning@gmail.com. After 3:00 p.m., Monday, May 17, 2021, please direct all written comments to City Clerk O'Connell, Administration Department, 3101 Center Street, 4th Floor, Placerville, CA 95667. Email: roconnell@cityofplacerville.org.

Appeal and project information may be viewed at the Development Services Department located at City Hall, 3101 Center Street, 2nd Floor, Placerville, CA 95667, during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m.; alternatively, the public may view filed documents via the Planning Division's Current Development Projects webpage (<https://www.cityofplacerville.org/current-development-projects>).

In the City Council's efforts to comply with the requirements of the Americans with Disabilities Act, the City requires that any person in need of any type of special equipment, assistance, or accommodation(s) in order to communicate at the public hearing, must inform City staff a minimum of 48 hours prior to the scheduled meeting.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.