



## Public Notice Placerville Planning Commission Public Hearing

The Placerville Planning Commission will conduct a public hearing on the following agenda item:

**FILE:** Conditional Use Permit (CUP) 23-01 & Site Plan Review (SPR) 23-10

**REQUEST:** Consideration of a Conditional Use Permit (CUP) and Site Plan Review (SPR) requests for operation of an automotive service business (tire shop) within the Commercial (C) zone and to: (1) Change the occupancy of the existing building from retail sales to automotive service; (2) Complete tenant improvements including exterior painting; (5) Replacement of sign copy for the new business; and (6) Find the request categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and 15303.

**ENVIRONMENTAL DETERMINATION:** California Environmental Quality Act Categorical Exemption Class 1, Section 15301.

**LOCATION:** 135 Placerville Drive, Placerville, CA. / APN: 325-160-031.

**APPLICANT/ PROPERTY OWNER:** Applicant: Zaman Hamim  
Property Owner: August Jamine LLC

**DATE/TIME/PLACE  
OF HEARING:** September 5, 2023, 6:00 p.m., Town Hall, 549 Main Street, Placerville

For further information regarding this application, you may review the files for this request at the Development Services Department during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. prior to the public hearing; alternatively, the public may view filed documents via the Planning Division's, Current Development Projects webpage:

<https://www.cityofplacerville.org/current-development-projects>.

The Planning Commission may propose modifications or other conditions deemed to be appropriate. Any persons interested in this matter are invited to attend and present testimony either for or against the proposed application. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Development Services Department at, or prior to, the public hearing.

Written comments on this project may be submitted at the hearing or prior to the hearing, by mailing, delivering them to the Development Services Department, Planning Division, 3101 Center Street, 2<sup>nd</sup> Floor, Placerville, CA 95667, or by email to [pv.planning@gmail.com](mailto:pv.planning@gmail.com). For inclusion in the agenda packet, written comments of interested parties should be submitted to the Development Services Department prior to Wednesday, August 30, 2023 at 5:00 p.m.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours prior to the meeting, if possible.

Development Services Department, City of Placerville  
3101 Center Street, Placerville, CA (530) 642-5252

Figure 1. Project Location

