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Planning Commission Staff Report

Meeting Date: September 15, 2026

Prepared By: Carole Kendrick, Director of Development Services

PROJECT INFORMATION SUMMARY

Case File: Site Plan Review (SPR) 26-01 "Western Slope Health Center"

Request: Consideration of a Site Plan Review application for the placement of an approximately 740 SF administrative/storage trailer (portable modular structure) on the existing Western Slope Health Center site in the BP (Business-Professional) zone. The trailer is proposed for storage and supplemental administrative office space for existing staffing (no increase in staff count). The request includes related site plan details addressing setbacks, parking, and utility connection

Summary Recommendation: Staff recommends that the Planning Commission:

1. Find the project categorically exempt from CEQA (recommended Sections 15301 Existing Facilities and/or 15303 New Construction or Conversion of Small Structures, or 15311 Accessory Structures, subject to confirmation).
2. Conditionally approve SPR 26-01 based on the findings and subject to the recommended Conditions of Approval (to be finalized), recognizing the related code enforcement history and requiring compliance prior to occupancy/use.

<u>Applicant:</u>	Rosebud Holdings, LLC
<u>Property Owner:</u>	3280 Washington Street, LLC
<u>Address:</u>	3280 Washington Street
<u>APN:</u>	051-120-056
<u>Lot Area:</u>	1.41 acres
<u>General Plan Designation:</u>	Business Park (BP)
<u>Zoning:</u>	Business Park (BP)
<u>Existing Use:</u>	Health Center
<u>Environmental Document:</u>	Categorically Exempt per §15301, 15303 & 15311
<u>Decision Making</u>	Placerville Zoning Ordinance §10-4-9(C)

PROJECT DESCRIPTION

- Placement of an approximately 740 SF modular/portable trailer for storage and supplemental administrative office use serving the existing facility.
- No increase in staffing.
- Plans address parking calculations (convalescent hospital standards + general office component), yard setbacks (side 10 ft; rear 5 ft or 25 ft if abutting residential), and connection of toilet room plumbing to the existing building.
- Site Plan Review is required per PMC § 10-4-9(c)1 for any new construction of commercial structures.
- Trailer remains unoccupied and without access improvements or utility connections until approvals and permits are secured.

BACKGROUND

The subject property at 3280 Washington Street is developed with the Western Slope Health Center, an existing skilled nursing and rehabilitation facility operated by Rosebud Holdings, LLC. The facility is located in the BP (Business-Professional) Zone and has long provided convalescent and related medical services to the community. Property ownership is held by 3280 Washington Street, LLC.

In early 2026, staff became aware of a portable modular trailer (approximately 740 square feet) that was brought onto the site and placed in the parking area without the required planning or building permits. Code Enforcement staff issued Notice to Correct CE# 2026-013 on February 3, 2026, citing violations of City Code § 4-2-5 and California Building Code § 105.1 for erecting or placing a structure without a permit. The notice required the owner either to remove the trailer or to obtain the necessary permits within ten calendar days (by February 13, 2026) and warned that failure to respond could result in a formal Notice of Administrative Violation, associated fines, and recording of a Notice of Non-Compliance against the property.

Engineering staff later confirmed during a site visit on April 10, 2026, that the administrative trailer remained in the location shown on the plans and that the matter was tied to the ongoing code enforcement case initiated in January 2026. In response, the applicant submitted a Site Plan Review application and, on June 26, 2026, provided a formal Response Letter from M2L Architecture (Steve Miller) addressing Planning Division and Engineering Department comments.

The letter and accompanying plan revisions clarified that the trailer is intended solely for storage and supplemental administrative office space serving existing staffing levels (with no increase in employee or bed count), that it has been placed but remains unoccupied and without stairs, ramps, or utility connections pending approvals, and that plumbing will connect to the existing building rather than to city mains. Parking calculations, setback dimensions, and zoning information were added to the plans as requested.

This Site Plan Review request (SPR 26-01) represents the formal process to authorize the structure, resolve the related code enforcement matter, and ensure full compliance with zoning, parking, setback, and building requirements before the trailer may be occupied or used.

SITE DESCRIPTION

The subject property at 3280 Washington Street is developed with the Western Slope Health Center, an existing skilled nursing and rehabilitation facility operated by Rosebud Holdings, LLC. The facility is in the BP (Business-Professional) Zone and has long provided convalescent and related medical services to the community. Property ownership is held by 3280 Washington Street, LLC.

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PROJECT SETTING

The subject property is located at 3280 Washington Street in Placerville, California (APN 051-120-056), within the BP (Business-Professional) Zone. The parcel is developed with the Western Slope Health Center, an existing skilled nursing and rehabilitation facility that has operated on the site for many years and is licensed for approximately 99 beds. The facility provides 24-hour skilled nursing, short-term rehabilitation, and long-term care services.

The site is situated in a mixed commercial and professional corridor along Washington Street. Surrounding uses are generally consistent with BP zoning and include other medical, office, and

commercial properties. The parcel contains the primary health center building, associated parking areas, and supporting improvements. An existing CMU wall is present on the site, and the proposed trailer location is within the existing parking lot area.

Access is provided directly from Washington Street. The topography and existing development pattern are typical of established commercial properties in this portion of the city. No significant natural features, sensitive habitats, or designated historic resources have been identified on the immediate project site that would be affected by the placement of the small modular trailer. The surrounding area is urbanized, with standard municipal infrastructure (water, sewer, and utilities) available to serve the existing facility.

The proposed approximately 740-square-foot portable trailer would be placed on the developed portion of the site for accessory storage and supplemental administrative office use. It does not expand the primary skilled nursing operations or increase staffing levels. The project setting is therefore characterized by an established medical facility in a business-professional zoning district, with the trailer functioning as a subordinate accessory structure within the existing developed footprint.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

The land uses, zoning, and Placerville General Plan Land Use Element designations of the project site and surrounding area are shown in the following Table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Health Center	Business Park (BP)	Business Park (BP)
NORTH	Single Family Residential	Business Park (BP)	Single Family Residential 6,000 sq ft min (R1-6)
SOUTH	CalTrans Maintenance Facility	Medium Density Residential (MDR)	Single Family Residential 20,000 sq ft min (R1-20)
EAST	Parking Lot	Business Park (BP) and Medium Density Residential (MDR)	Single Family Residential 6,000 sq ft min (R1-6)
WEST	Church of the Ladder Day Saints	Business Park (BP)	Single Family Residential 6,000 sq ft min (R1-6) & Business Park (BP)

PROJECT ANALYSIS

General Plan Consistency:

The project supports continued operation of an existing medical/health care facility consistent with BP zoning and typical General Plan commercial/professional designations. Conditions should ensure parking, setbacks, access (stairs/ramps), utilities, and building permits are fully addressed before occupancy.

Zoning Consistency:

Permitted uses include medical, dental clinics, laboratories, pharmacies, and related uses. The existing health center and proposed accessory administrative/storage trailer are consistent with the zone.

ENVIRONMENTAL REVIEW

Recommend categorical exemption (e.g., Class 1 – Existing Facilities for accessory improvements to an existing facility; Class 3 – New Construction or Conversion of Small Structures; and/or Class 11 – Accessory Structures). No significant environmental impacts anticipated from a small modular trailer accessory to existing use, provided standard conditions are applied. Confirm no exceptions under CEQA Guidelines § 15300.2.

PUBLIC COMMUNICATIONS

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 4, 2026, with a 10-day hearing notice in addition to a public notice in the Mountain Democrat. At the time of report preparation, the Planning Department has not received any comments.

Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

DECISION MAKING AUTHORITY

The Planning Commission is authorized under Zoning Ordinance Section 10-4-9 (Site Plan Review) to review and approve, approve with conditions, or disapprove applications for new construction of commercial structures.

FINDINGS (Placerville Municipal Code 10-4-9)

- (a) The proposed project is consistent with this Title;

The project is consistent with the purposes and permitted uses of the BP (Business-Professional) Zone under Placerville Municipal Code (PMC) § 10-5-13. Permitted uses in the BP Zone expressly include medical and related uses. The existing Western Slope Health Center is a permitted use, and the proposed trailer is a subordinate accessory structure providing storage and supplemental administrative office space for existing staff. No change in the primary use or increase in staffing is proposed. Zoning information has been incorporated into the project plans (Sheet T-1.0) as required.

- (b) The proposed use and project are consistent with the goals and policies of the General Plan;

The project is also consistent with General Plan 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,” and with the implementing policies that encourage highway-oriented lodging facilities that generate transient occupancy tax, provide adequate parking and access, and are designed in a manner sensitive to Placerville’s character. The approved mountain-modern exterior upgrades improve the visual quality of Upper Broadway and support the long-term economic vitality of the community. No aspect of the renewal conflicts with any General Plan goal or policy.

- (c) The project will not be detrimental to public health, safety, and general welfare; and

The project will not be detrimental to the public health, safety, or welfare, nor will it be injurious to property or improvements in the vicinity. The trailer is proposed solely for accessory storage and administrative functions supporting the existing permitted use. It will remain unoccupied and without access improvements or utility connections until all required permits and conditions are satisfied. Connection of plumbing to the existing building (as revised in Keynote 1) avoids the need for new mainline connections. The related code enforcement matter (CE# 2026-013) is appropriately addressed through this formal permitting process.

- (d) The proposed project is in compliance with the provisions of the California Environmental Quality Act.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and/or 15311 (Accessory Structures).

The proposal consists of the placement of a single, small (approximately 740 square-foot) modular/portable trailer as an accessory structure for storage and supplemental administrative office space serving an existing skilled nursing/health center facility. The trailer will not increase staffing levels, will not expand the primary use intensity, and involves no significant ground disturbance, new public infrastructure, or other activities that would result in a significant effect on the environment. None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply (no unusual circumstances, no cumulative impacts, no scenic resources, no hazardous waste sites, no historical resources, and no significant effects on the environment).

RECOMMENDED PLANNING COMMISSION ACTION

1. Hold a public hearing and take public testimony; and,

Option 1:

1. Approve Site Plan Review (SPR) 26-01 subject to the attached conditions of approval; and
2. Direct staff to prepare a Notice of Exemption (NOE) for the applicant to file with the El Dorado County Clerk Recorder's Office.

Option 2:

1. Continue the item to a future meeting for further discussion or additional information.

Option 3:

1. Deny one or more applications.

ATTACHMENTS

- A. Site Plan
- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph

INCORPORATED BY REFERENCE

City of Placerville General Plan
 City of Placerville Zoning Ordinance
 Contents of City of Placerville Planning Department Project File SPR26-01