



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667

DRAFT CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: September 15, 2026
PROJECT NAME: Gold Country Inn
PROJECT NUMBER: SPR21-01R2
DESCRIPTION: Consideration of a request to renew Site Plan Review 24-01 for modifications to an existing motel consisting of two (2) buildings that are two (2) stories and have 45 rooms located at 1332 & 1340 Broadway. The project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
OWNER: 4317 Madison, LLC
APPLICANT: Gsons 1332 Broadway LLC
LOCATION: 1332 & 1340 Broadway
ASSESSOR'S PARCEL NUMBER(S); 004-131-044 & -042

Note: Any conditions revised at the hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the department originating the condition.

STANDARD CONDITIONS

1. The permit for the above-referenced Site Plan Review consists of all Conditions of Approval herein.
2. The Project Site shall be maintained in accordance with these Conditions of Approval.
3. Site Plan Review Expiration. The approval of the Site Plan Review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. The Planning Commission may grant a one-year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to the project when granting the extension
4. The use hereby permitted is for the modifications and operation of a motel within the two (2) existing buildings located at 1332 & 1340 Broadway.

5. The permittee shall defend, indemnify, and hold harmless the City of Placerville, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Placerville or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Placerville, its advisory agencies, appeal boards, or legislative body concerning SPR 21-04R2. The City of Placerville will promptly notify the permittee of any such claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the permittee or fails to cooperate fully, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
6. This approval is subject to the City of Placerville Zoning Ordinance Chapter 10-4-9 (Site Plan Review) and is subject to all timing requirements therein.
7. This site plan review approval authorizes exterior modifications to the existing 45 room motel comprising two, two-story hotel buildings comprising 11,333 sq. ft. and 10,400 sq. ft. respectively.

The approved exterior modifications shall be consistent with the approved plans, including the following:

- a. Plan Set Sheets A1, A2, A3, E100, and E101 (February 7, 2022)
 - b. Plan Set Sheets A4, A5, A6, and A7 (March 1, 2024)
8. The uses and improvements authorized pursuant to this approval shall comply with all applicable provisions of the Placerville City Code, Zoning Ordinance, and all other applicable local, state, and federal regulations. The development and operation of the premises shall conform substantially with the approved site plan (Attachment A), unless otherwise amended by these conditions.
 9. The applicant/permittee shall be responsible for securing all necessary permits and approvals from other City departments and outside agencies.
 10. Any new use, modification, expansion, or activities not authorized under this Site Plan Review shall require a new application and approval by the Planning Commission.

OPERATIONAL CONDITIONS

11. Exterior lighting shall comply with luminaire specifications sheets as described herein (Attachment 4) and comply with the photometric site analysis (Sheet E101) and pole light detail (Sheet E100).

12. The Trash Enclosure detail plan (Sheet A2) shall comply with AB 1383 requiring a dedicated food waste collection bin, if required. The proposed trash enclosures shall be subject to the review of El Dorado Disposal.
13. All exterior mechanical equipment, propane tank, etc., shall be screened subject to approval by the Development Services, if applicable.
14. A final landscape plan substantially consistent with the approved Preliminary Landscape Plan (Sheet L0) dated November 19, 2021, Planting Plan (Sheet L2), and shall be submitted to Development Services for final approval.
15. A final Irrigation Plan (Sheet L1) and Landscape Details (Sheet L3) shall be submitted and certified by a licensed landscape architect to meet the City's Water Efficient Landscape Regulations (City Code Title 10, Chapter 6); and comply with mulch use requirements of Code Section 7-1B-11 Model Water Efficient Landscaping Ordinance Requirements (MWELo) if applicable.
16. A Landscape Maintenance Agreement between the property owner and the City is required by Code to be recorded against the property, prior to issuance of a construction permit, to maintain landscaping in a healthy and weed-free condition in conformance with the approved Landscape Plan.
17. All asphalt concrete parking areas shall maintain a minimum PCI pavement condition index of 65 or above.
18. Complete and return to the Planning Commission a Master Sign Package prior to installation of any signage.
19. Submit three complete construction copies of the proposed building plans. The building should be designed to meet all the 2025 California Building, Plumbing, Mechanical, Fire Codes, and accessibility requirements.
20. Comply with PG&E's conditions of approval as stated in the attached letter dated March 23, 2022.
21. All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.

ENFORCEMENT

22. This Site Plan Review may be revoked or modified by the Planning Commission for violation of any condition of approval or for other good cause following a public hearing.
23. Failure to comply with any condition of approval shall constitute a violation of the Placerville Municipal Code and may result in enforcement action, including fines, permit revocation, or other remedies available to the City.

END OF CONDITIONS