"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."

Planning Commission Staff Report

Meeting Date: November 17, 2026
Prepared By: Carole Kendrick, Director of Development Services
Arianna Blandon, Associate Planner

PROJECT INFORMATION SUMMARY

Case File: Site Plan Review (SPR) 25-05R (Woodridge East Apartments)

Request: Approval to expand an existing multi-family residential parking lot by constructing two new tenant parking lots totaling 45 stalls (East Lot: 31 spaces; West Lot: 14 spaces) to mitigate on-street parking congestion along Woodridge Court. The project also includes constructing an 8-foot-wide, 1,190-linear-foot walking trail in the undeveloped northeastern portion of the property, alongside grading, paving, landscaping, irrigation, and solar lighting installation.

Summary Recommendation: Staff recommends that the Planning Commission continue Site Plan Review (SPR) 25-05R without discussion to the regularly scheduled Planning Commission meeting on December 1, 2026.

Property Owner:	2CLINC, A CA LLC – Stephen Clark
Applicant:	2CLINC, A CA LLC – Stephen Clark
Address:	2811 Cold Springs Rd.
APN:	323-440-022
Lot Area:	4.81 acres
General Plan Designation:	High Density Multi-Family Residential Zone (R-4)
Zoning:	High Density Multi-Family Residential Zone (R-4)
Existing Use:	Apartment Complex
Environmental Document:	CEQA Guidelines Section 15301 (Existing Facilities)
Decision Making	Placerville Zoning Ordinance §10-4-9(G)

BACKGROUND AND DISCUSSION

The applicant, Stephen Clark representing 2CLINC, A CA LLC, submitted Site Plan Review (SPR) 25-05R proposing the construction of two new tenant parking lots (45 total spaces) and a 1,190-linear-foot walking trail at the Woodridge East Apartments (2811 Cold Springs Rd.) to mitigate on-street parking congestion along Woodridge Court.

Public notices for the Site Plan Review were mailed to property owners within a 300-foot radius and published in the *Mountain Democrat* on October 28, 2026. During final review of the project plans, staff and the applicant determined that a Variance is required for the proposed improvements.

Continuing the item to a date certain—December 1, 2026—will allow the applicant to formally submit the Variance application and provide staff with sufficient time to complete the required 10-day public hearing noticing and publication in the Mountain Democrat so that both entitlements may be heard concurrently.

INCORPORATED BY REFERENCE

City of Placerville General Plan
City of Placerville Zoning Ordinance
Contents of City of Placerville Planning Department Project File SPR25-05, SPR25-05R, U70-03 & PR19-01