

**PENDING RESIDENTIAL PROJECTS**

Name of Project and File Number Location Applicant or Owner	Design Professional	Application Submittal Date	Zoning	Parcel(s)	Public Hearing Date	Request / Use
<p><b>260 WILTSE ROAD - GENERAL PLAN AMENDMENT 17-01 - ZONE CHANGE 17-03 – ENVIRONMENTAL ASSESSMENT 17-01</b></p> <p>Applicant: Property Owner: Placer 128, LLC</p>	<p>Mark Heckey, Touchtone Consultants</p>	<p>08-09-17</p>	<p>R-3 and R1-20</p>	<p>APN 049-280-08</p>	<p>PC: 11-07-17 Continued PC: 01-16-18  CC: 02.13.18</p>	<p>Placer 128, LLC, the property owners of a 128 acre parcel (APN 049-280-08) with the address of 260 Wiltse Road, request to amend the General Plan Land Use designation and Zone classification of the parcel as follows:</p> <p>(1) General Plan Designation Amendment: From: Low Density Residential and High Density Residential To: Rural Residential;</p> <p>(2) Zone Classification Amendment: From: Medium Density Multi-Family Residential (R-3) and R1-20,000 Single-Family Residential Zone (R1-20) with Airport Overlay (AO) To: Estate Residential – Airport Overlay (RE-AO) - with maximum density of 0.20 dwelling units per acre</p> <p><b>No development is proposed with this request.</b></p> <p><a href="#">Applicant Submittal Package</a></p> <p><a href="#">Notice of Intent to adopt a Negative Declaration and Public Notice</a> <a href="#">Draft Initial Study – Negative Declaration</a></p>

**APPROVED RESIDENTIAL PROJECTS**

Name of Project and File Number Location Applicant / Developer Contact Info	Design Professional	Application Submittal	Approval Date	Zoning	Parcels	Project Notes
<p><b>ASTONIA SUBDIVISION (Placerville Estates) - TSM99-02</b> APN 048:380:09 East Airport Rd/So of Broadway and Texerna</p> <p>Applicant: Astonia Estates LLC, 3187 Del Paso Blvd, Sacramento, CA 95815</p> <p>Single family residential, planned development</p>		<p>07-21-99</p>	<p>08-27-02</p>		<p>39</p>	<p>Expiration Date of Entitlements: 08-27-18</p> <p>Note: 36- month automatic extension due to offsite improvements plus 24-month tentative map, Map Act approval; 12-month applicant requested extension, effective Sept. 18, 2007; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 208, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, AB 116, effective July 11, 2013.</p>
<p><b>ADAMO - TPM 07-02</b> APN 051:441:47 Elysian Way</p> <p>Applicant: TLA Investments, LLC</p> <p>Single family residential</p>	<p>MGE Engineering, Inc.</p>	<p>02-14-07</p>	<p>11-19-07</p>	<p>R1-20,000</p>	<p>4</p>	<p>Expiration Date of Entitlements: 11-19-19</p> <p>Note: 24-month tentative map, Map Act approval; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013.</p>
<p><b>MOUNTAIN LANE PLACE SUBDIVISION - PDO 07-04; TSM 08-02</b> Mountain Valley Rd APN 002:081:09</p>	<p>CTA Associates (916) 638-0919</p>	<p>11-20-07</p>	<p>06-09-09</p>	<p>R1-10,000/ PD</p>	<p>8</p>	<p>Expiration Date of Entitlements: 06-09-19</p> <p>Note: 24-month tentative map, Map Act approval; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013.</p>

Single family Planned Development						
<b>TPM 06-01, VAR 07-04</b> 788 & 794 Chamberlain Street APN 003-091-18	Terry Rose, Task Engineering Inc. (916) 878-8004	01-26-06	02-26-08	R1-20,000	3	Expiration Date of Entitlements: 02-26-20  Note: 24-month tentative map, Map Act approval; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013.
<b>MORRENE PLACE - TPM08-01</b> 2730 Morrene Drive APN 002:380:18  Single family residential	CTA Associates (916) 638-0919	04-11-08	07-16-08	R1-10,000	4	Expiration Date of Entitlements: 07-16-19  Note: 24-month tentative map, Map Act approval; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013.
<b>THOMPSON - TPM07-05</b> 2711 Mosquito Road APN 050:300:32 Kevin Thompson  Single family residential	David Waddell Land Surveyor, Inc.	10-09-07	01-28-08	R1-20,000	2	Expiration Date of Entitlements: 01-28-20  Note: 24-month tentative map, Map Act approval; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013.
<b>PDO07-02, TSM07-03, GPA07-01, ZC07-01</b> APN 325:310:62 Forni Road, SW of intersection of Placerville Dr Forni Road L.P.  Single family residential, planned development	R.E.Y. Engineers, Inc.	03-02-07	03-11-08	R-2/PD	34	Expiration Date of Entitlements: 03-11-20  Note: 24-month tentative map, Map Act approval; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013.
<b>PLACERVILLE HERITAGE HOMES - PDO06-01; TSM07-01; EA07-02</b> APN 323:400:20 Off Ray Lawyer Dr Lynnette Ropp, Integrity Ventures Group  Phased single family residential, planned development	Lebeck Young Engineering	05-11-06	06-24-08	R-3/PD	20	Expiration Date of Entitlements: 06-24-20  Note: 24-month tentative map, Map Act approval; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013.
<b>994 THOMPSON WAY – SPR15-06</b> Owner/Applicant: Jim Piazza APN 004-011-78  New single family residence	Monarch Designs		PC: 07-21-15	R-3/H	1	Site Plan Review request to construct a new 1,920 square feet, two story single-family residence, with 440 square foot garage on a parcel zoned R-3/H (Multi-Family Residential/Historic District). The parcel is located within the Cedar Ravine Road Residential Historic District.  Completed: Permit No. 17865
<b>996 THOMPSON WAY – SPR15-07</b> Owner/Applicant: Jim Piazza APN 004-011-79  New single family residence	Monarch Designs		PC: 07-21-15	R-3/H	1	Site Plan Review to construct a new 1,856 square feet, two story single-family residence, with 440 square foot garage on a parcel zoned R-3/H (Multi-Family Residential/Historic District). The parcel is located within the Cedar Ravine Road Residential Historic District.  Completed: Permit No. 17864

<b>967 LINCOLN STREET – SPR16-01</b> Owner/Applicant: Cooper APN 002-121-15  Existing single family residence	NA	01-07-16	PC: 02-16-16	R-2/H	1	Site Plan Review for exterior alterations of an existing home located within the Bedford Avenue – Clay Street Historic Residential District. Alterations involve windows and exterior doors replacement, garage door, deck and stair reestablishment, and stucco and window repair due to water intrusion.  Completed: Permit Nos. 18145, 18152
<b>TPM07-04</b> APN 323:650:03 Colin Road  Single family residential  Applicant: Matthew Veerkamp Owner: J & S Escobar Trust	Jim Willson Site Consulting, Inc.	02-18-16	Twelve month extension approved April 14, 2016, retroactive to April 8, 2016	R1-A	3	Expiration Date of Entitlement: April 8, 2021  Note: 24-month tentative map, Map Act approval; 12-month state map extension, SB 1185, effective July 15, 2008; 12-month City map extension, Ordinance 1628, effective April 8, 2009; 24-month state map extension, AB 333, effective July 15, 2009; 24-month City map extension, Ordinance 1637, effective April 8, 2010; 24-month state map extension, SB 208, effective July 15, 2011; 24-month state map extension, AB 116, effective July 11, 2013; 12-month City map extension April 14, 2016
<b>2920 &amp; 2922 BEDFORD AVE – SPR16-04</b> Owner/Applicant: Thompson APN 001-192-04	Owner builder	08-10-16	PC: 09-20-16	R1-6,000-H	1	Phased Site Plan Review (SPR) involving exterior alterations of two residential structures within the Bedford Street – Clay Street Residential Historic District. Phase 1 - 2922 Bedford Ave residence: replacement of porch decking with redwood decking, porch posts with cedar posts (turned style), front door with fiberglass door with oak texture, gridded slider window along north elevation with single-hung vinyl window in modified opening, and replacement of mismatched siding along all exterior elevations with shiplap hardboard siding; add porch roof gable to front, Bedford Avenue elevation, and add wood shutters to windows. Phase 2 – 2920 Bedford Ave residence/garage: replace mismatched siding along all elevations with shiplap hardboard siding, slider window with single-hung vinyl window in modified opening, and hinged garaged doors with three-panel steel doors; add new single-hung vinyl window in former opening, add new shutters to replaced window, existing double window and proposed window; add pergola over garage door openings, and add a covered entry gable.  Under construction: Permit Nos. 18455, 18771
<b>2946 COLOMA ST SPR17-01 – FIDDLER</b> APN 001-161-09 Owner: Roger Fiddler and Sharon Moorhead	Craig Beckley, Permit Services	01.10.17	PC: 02-07-17	R1-6-H	1	Site Plan Review (SPR) request to replace nine wood frame single pane windows with dual pane, white vinyl retrofit windows in their existing openings; approval of one white vinyl window installed without permit. Site is within the Coloma Street – Spring Street Residential Historic District.  This project has been determined to qualify for a Class 1 Categorical Exemption per Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines.  Completed: Permit No. 18672
<b>2880 NORMAN ST SPR17-02 – MC FARLAND</b> APN 002-122-10 Owners: Jon and Suzi Mc Farland		01.18.17	PC: 02.07.17	R-2-H	1	Site Plan Review (SPR) request requests Site Plan Review (SPR) to replace twelve wood frame single pane, single hung windows with dual pane, white vinyl single hung retrofit windows in their existing openings; and, replace two exterior doors and encasements with pre-hung exterior doors. Site is within the Bedford Street – Clay Street Residential Historic District. This project has been determined to qualify for a Class 1 Categorical Exemption per Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines.  Completed: Permit No. 18795
<b>3097 CEDAR RAVINE ROAD – CUP17-01</b>	NA	02-22-17	PC: 03-21-17	R-3-H	1	Conditional Use Permit to allow conversion of the existing business professional building located at 3097 Cedar Ravine Road (APN 004-011-221) into a single-family residence; and, to discontinue Site Plan Review (SPR) 91-11 and CUP 91-06, authorized in 1991, which resulted in the conversion of an existing single-family residence to a business professional office building.  Completed: Permit No. 18723
<b>CITY OF PLACERVILLE - 2013-2021 HOUSING ELEMENT IMPLEMENTATION</b> <b>GPA16-02, ZC16-03 AND PD03-01</b>  APN 323-220-06, 323-220-08			PC: 09-20-16  CC: 10-25-16	City-initiated changes as follows: 1. Amendments to the City of Placerville General Plan Land Use Section and the Housing Element, establishing the Housing Opportunity (HO) Overlay land use designation, inserting description, and where applicable, references to the Housing Opportunity Overlay Zone (Zoning Ordinance Section 10-5-24); and, amendments to Housing Element Table 40 and Appendix E of the City of Placerville Potential Low Income Housing Land Inventory;		

	<p>CC: 11-08-16</p>	<p>2. Application of a Housing Opportunity Overlay land use designation and zone district to two parcels, A.P.N. 323-220-06 and 323-220-08, totaling approximately six acres, generally located at southeast corner of the intersection of Mallard Lane and Macintosh Drive, within The Ridge at Orchard Hill Planned Development;</p> <p>3. Amendment to the Official Development Plan for The Ridge at Orchard Hill Planned Development (Planned Development 03-01) project, authorizing the provisions of the Housing Opportunity Zone to two parcels, A.P.N. 323-220-06 and 323-220-08; and,</p> <p>4. An Addendum to the Mitigated Negative Declaration for the approved The Ridge at Orchard Hill Planned Development project (Planned Development 03-01).</p> <p>City Council Action: GPA 16-02 – <a href="#">Resolution No. 8471</a></p> <p>ZC 16-03 – <a href="#">Ordinance No. 1684</a></p>
<p><b>GPA16-03, ZC16-04, EA16-01</b> <b>CITY OF PLACERVILLE – 2013-2021 HOUSING ELEMENT IMPLEMENTATION</b> General Plan Land Use Map and Zoning Map Amendments  APN 323-570-01, 323-570-37</p>	<p>PC: 01-03-17</p> <p>CC: 01-24-17</p>	<p>City-initiated changes to the General Plan and zoning designations of a 7.60-acre vacant site to allow for the optional development of multi-family residential units on two parcels located on the north side of Placerville Drive and Cold Springs Road (A.P.N. 323-570-01, 323-570-37). The project site currently has a General Plan designation of Commercial (C). Existing zoning is Commercial (C). The City proposes the following on the subject parcels:</p> <p>(1) General Plan re-designation to Commercial – Housing Opportunity Overlay (C-HO); (2) Zone re-classification to Commercial – Housing Opportunity Overlay (C-HO).</p> <p>The HO Overlay zone would provide an option for development on the project site under the provisions of the HO Overlay zone, or the project site could be developed under the provisions and regulations of the underlying (C) Commercial zone but not both.</p> <p>No development plans to construct residential units have been submitted at this time for the Project Site. The City has prepared an Initial Study/Draft Mitigated Negative Declaration that analyzed potential environmental effects of build-out of the Project Location being considered for the land use classification and zone designation amendments at the HO Overlay zone maximum density of 24 dwelling units per acre on the 7.60 acres. Maximum yield would be 182 residential units under the HO Overlay zone provisions.</p> <p><a href="#">Planning Commission Meeting Packet: 01-03-17</a></p> <ul style="list-style-type: none"> <li>• <a href="#">PC Memo 01.03.17</a></li> <li>• <a href="#">Draft Mitigated Negative Declaration</a></li> </ul> <p><a href="#">City Council Meeting Packet: 01-24-17</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Staff Report</a></li> <li>• <a href="#">Exhibit A</a> – Planning Commission Staff Report</li> <li>• <a href="#">Exhibit B</a> – Planning Commission 01-03-17 Meeting Minutes</li> <li>• <a href="#">Exhibit C</a> – Draft Resolution (GPA 16-03)</li> <li>• <a href="#">Exhibit D</a> – Draft Ordinance (ZC 16-04)</li> <li>• <a href="#">Exhibit E</a> – Draft Mitigated Negative Declaration and Mitigation Monitoring Program</li> <li>• <a href="#">Exhibit F</a> – Public Comments</li> </ul> <p><u>City Council Action:</u></p> <ul style="list-style-type: none"> <li>• GPA 16-03 – <a href="#">Resolution No. 8485</a></li> <li>• ZC 16-04 – Ordinance No. 1687</li> <li>• <a href="#">Adopted Mitigated Negative Declaration and Mitigation Monitoring Plan</a></li> <li>• <a href="#">Notice of Determination filed 01.25.17</a></li> </ul>
<p><b>GPA16-04, ZC16-05, PD06-01</b> <b>CITY OF PLACERVILLE – 2013-2021 HOUSING ELEMENT IMPLEMENTATION</b> General Plan Land Use Map and Zoning Map Amendments; Amendment to the Official Development Plan for the Placerville Heritage Homes Subdivision Planned Development that would partially implement Program 3.  APN 323-400-20</p>	<p>PC: 11-15-16</p> <p>CC: 12-13-16</p> <p>CC: <a href="#">01-24-17</a></p>	<p>City-initiated changes to the General Plan and zoning designations of a 3.63-acre vacant site, planned for 20 single-family lots and open space under PD06-01, to allow for the optional development of 35 multi-family dwelling units and open space. Located on the north side of Ray Lawyer Drive, approximately 1,000 feet northeast of the intersection of Ray Lawyer Drive and Armory Drive on A.P.N. 323-400-20, the project site currently has a General Plan designation of High Density Residential (HDR). Existing zoning is Medium Density Multi-Family Residential – Planned Development Overlay (R-3-PD). The City proposes the following on A.P.N. 323-400-20:</p> <p>(1) General Plan re-designation to High Density Residential – Housing Opportunity Overlay (HDR-HO); (2) zone re-classification to Medium Density Multi-Family Residential – Planned Development Overlay – Housing Opportunity Overlay (R-3-PD-HO); (3) amendment to the Official Development Plan for Placerville Heritage Homes Subdivision Planned Development (PD06-01) project, authorizing the provisions of the Housing Opportunity Zone to A.P.N. 323-400-20.</p> <p><u>City Council Action:</u> GPA 16-04 – <a href="#">Resolution No. 8480</a> ZC 16-04 – <a href="#">Ordinance No. 1686</a></p>

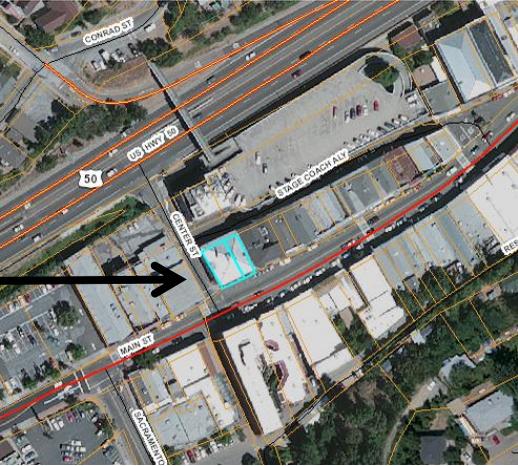
<p><b>COTTONWOOD PARK – PHASE 4 &amp; 6 TSM05-01- E2</b></p> <p>Approximately 22.2 acres located generally north of Clay Street, east of the Cottonwood Park Apartments APN: 002:051:27, 002:071:33 &amp; 34</p> <p>Single family residential, planned development</p> <p>Owner: 7411 FOB, LLC 5150 Fair Oaks Blvd, Suite 101-357 Carmichael, CA 95608</p>		<p>Division of three parcels totaling approximately 6.2 acres into two phases: Phase 4 would contain 19 single-family residential parcels, and Phase 6 would contain 20 single-family residential parcels</p> <p><b>Expiration Date of Entitlements: 10-26-19.</b> Note: Includes two year state map extension, AB 208, effective July 15, 2011; Two year state map extension, AB 116, effective July 11, 2013; City authorized 1 year extension, effective 10-26-16; , City authorized 2 year extension, effective 10-26-17.</p> <p><a href="#">Approval Letter for extension of Phase 4&amp;6 (includes attachments)</a></p>
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**Public Hearing Abbreviations**

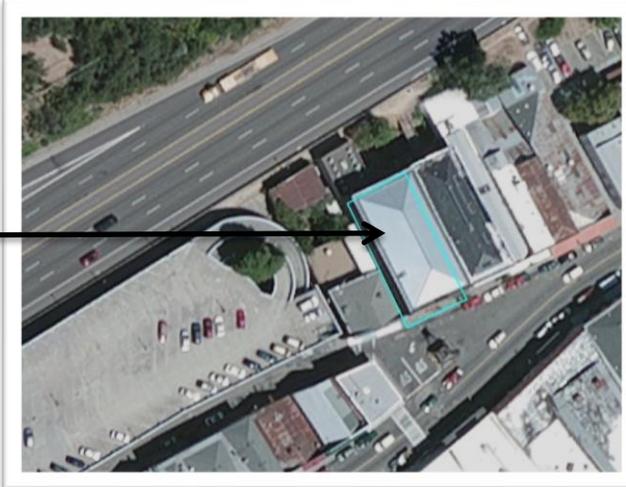
CC – City Council                      HAC – Historical Advisory Committee  
PC – Planning Commission            TBD – To Be Determined

Revised 01.23.18

**PENDING COMMERCIAL PROJECTS**

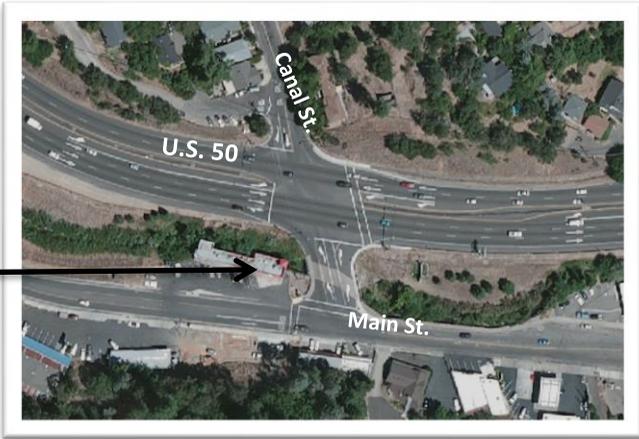
Project Name - File Number Location	Public Hearings Date(s)	Request
<p><b>301-305 MAIN STREET</b>  <b>SPR12-02</b>                      APN 001:212:13 AND 001:212:14                      Sue and Tim Taylor, Taylor Designs                      Owners and Applicants</p> <p align="right">Project Location →</p> 	<p>PC TBD</p>	<p>Request for follow up approvals of Master Sign Plan, exterior lighting and roof equipment location and screening to meet conditions of approval under SPR12-02.                      Zoning: Central Business District (CBD)</p>

**APPROVED COMMERCIAL PROJECTS**

Project Name - File Number Location Applicant / Developer Info	Hearing Dates	Development Type; Use; Expiration Date
<p><b>423 MAIN STREET</b> <b>TUP17-04</b> APN 001:211:11 Applicant: Ben Butler, Bene Ristorante Italiano, Property Owner: Vivian Woo Zoning: Central Business District</p> <p>Project Location </p>	<p>NPH 11.24.17 PC 12.19.17</p>	<p>Use of the sidewalk within the City public Main Street right-of-way adjacent to the Bene Ristorante Italiano business for outdoor sidewalk dining, under the City's Sidewalk Dining Regulations (City Code Section 10-4-19(H-1)(b)).</p> <p><a href="#">Description</a> <a href="#">Application</a> <a href="#">Site Plan 1</a> <a href="#">Site Plan 2</a></p> <p>Expiration date: 12-19-18</p>

**73 MAIN STREET**  
**SPR79-07-R**  
 APN: 003:002:02  
 Robert Blackie, Applicant  
 Thomas Thompson, Owner

Project



NPH 11.24.17  
 PC 12.19.17

Exterior re-image (colors, awnings, exterior lightings, and removal of pyramid shroud on cupola) of an existing Kentucky Fried Chicken restaurant.

[Application Plans/Elevations](#)

Expiration date: 06-19-18

**RAY LAWYER COMMERCIAL SUBDIVISION**  
**TSM08-04-E, EA 2008-05**  
**Gold Nugget Way, near**  
**Forni Rd. APN 325:300:35**  
**Applicant: Capitol Consultants, Inc.**

**Zoning:** Commercial (C)

NA

Commercial subdivision on approximately 21 acres; intended office park; Mitigated Negative Declaration adopted.

City Council: 10-26-10 approval  
 Two year TSM08-04 tentative approval term; Thirty six month extension per Govt. Code Section 66452.6 - offsite improvements expenditures extension; Two year state map extension, AB 116, effective July 11, 2013.  
 Six year extension: 10-17-17 by Director of Development Services

[Application – Time extension request](#)

[Notice of Pending Administrative Approval by the Director of Development Services](#)

[Approval Letter of Map Extension \(Oct 17, 2017\)](#)

Expiration date: October 26, 2023

**3110 FORNI ROAD  
SPR08-03 – FORNI ROAD HOTEL  
VAR15-01; VAR15-02**

APN 325:230:23

Forni Business Park, LLC, Owner and Applicant

Zoning: Highway Commercial (HWC)

Project Location



PC 10-03-17

125 room hotel, approximately 74,500 square feet of floor area, parking, lift station, landscaping and lighting

Expiration: 11-19-18

Twelve month extension granted for the approval for the Forni Road Hotel Site Plan Review 08-03 Major Change and building height and parking Variances 15-01 and 15-02 approved by the Planning Commission on May 19, 2015. On October 18, 2016, the Planning Commission approved a twelve month extension to SPR 08-03, VAR 15-01 and VAR 15-02. On October 3, 2017, the Planning Commission approved a twelve month extension to SPR 08-03, VAR 15-01 and VAR 15-02.

The original entitlement and the 2010 Initial Study/Mitigated Negative Declaration were approved by the Planning Commission on January 19, 2010.

<p><b>1331 BROADWAY</b>  <b>CUP17-03</b>  APN 002:251:18  Acute Consulting, Inc for Domino's  Maxwell Beaumont / Design 4 Dining  Zoning: Highway Commercial (HWC)</p> 	<p>PC 09-19-17</p>	<p>Conditional Use Permit, per Section 105017(C)2, to establish a fast-food restaurant within the HWC Zone.</p> <p>Applicant Submittal Package – <a href="#">Application</a> and <a href="#">Plans</a></p> <p>Project Completed: Construction Permit No. 18861</p>
<p><b>166 PLACERVILLE DRIVE</b>  <b>SPR 92-05-R – RALEY'S</b>  APN 325-120-53  Applicant: Scott Pullen, HMR Architects  Zoning: Commercial (C)</p> 	<p>PC 09-05-17</p>	<p>Major Change to SPR 92-05 involving modifications to front canopy façade for Raley's business.</p> <p>Under Construction: Permit No. 18999</p>

Project Location		
<p><b>692-696 MAIN STREET</b>  <b>SPR 17-04</b>  APN 004-031-20  Applicant: Tony Faryniarz  Property Owner: Ernest Harrison  Zoning: Commercial (C)</p>  <p style="text-align: center;"><b>Project Location</b></p>	<p>PC 09-05-17</p>	<p>Ernest Harrison, owner, to replace windows and doors, and re-side the north, east and portion of the south facing elevations with like kind materials on a commercial structure listed on the City's Historic Resource Inventory.</p> <p>Under Construction: Permit No. 18942</p>
<p><b>971 SPRING STREET</b>  <b>SPR 06-01 - TOAD HALL</b>  APN 001:072:03  Cindy Savage, Owner and applicant  Zoning: Business Professional (BP)</p>	<p>PC 8-15-17  Twelve month extension of SPR 06-01, the Toad Hall project.</p> <p>Expiration:  06-19-18</p>	<p>Three level, 10,130 sf mixed use (office/residential), 3 residential units, 3 general office units.</p>
<p><b>385 MAIN STREET</b>  <b>TUP 17-02 - CENTRO</b></p>	<p>Approval:  08-15-17</p>	<p>For outdoor sidewalk dining within the City right-of-way at 385 Main Street,</p>

<p>Sidewalk Dining  APN 001:212:11  Greg Phelps, Applicant  Zoning: Central Business District (CBD)</p>	<p>Expiration:  08-15-18</p>	<p>adjacent to the intersection of Stage Coach Alley and Main Street.</p>
<p><b>3001 JACQUIER ROAD</b>  <b>SPR 16-02 &amp; VAR 16-01 – HAMPTON INN AND SUITES</b>  APN 048:290:42  Applicant Representative: GHD Inc.  Property Owner: All Four One LLC  Zoning: Highway Commercial (HWC)</p>	<p>PC 01-17-17  Expiration:  07-17-18</p>	<p>Site Plan Review for a four story, 112 room hotel (Hampton Inn and Suites) with 70,600 square feet of floor area, including: meeting facilities, guest dining, parking, landscaping and miscellaneous roadway improvements; and, a Variance request to allow an average building height of 55 feet in lieu of 40 feet in a Highway Commercial Zone.</p>
<p><b>151 MAIN STREET</b>  <b>SPR 2008-05 - SHELL STATION</b>  APN 003:022:10  MAM Design Build, Inc.  Manzar Qayyum  Zoning: Central Business District (CBD)</p>	<p>PC: 02-03-09</p>	<p>1,150 sf expansion of an existing convenience market, converting the existing maintenance bays and office.    Under Construction: Construction Permit No. 18868</p>
<p><b>200 BRIW RIDGE CT</b>  <b>CUP 2014-04; SPR 2014-04</b>  APN 325:310:27  Lubinski Family Trust Vicini Family Invest. Contact: Gordon Vicini  Zoning: Commercial (C)</p>	<p>PC 07-15-14</p>	<p>Construct and operate a new 26-space permanent parking lot within the C (Commercial) zone.    Project Completed: Construction Permit No. 18265</p>
<p><b>2840 MALLARD LANE</b>  <b>CUP 2014-01, SPR 2014-01, EA 2014-03</b>  <b>WESTERN SLOPE BOYS &amp; GIRLS CLUB</b>  APN 325:120:13, 325:120:81  Property Owner: Mallard Investors Ptn  Zoning: High Density Multi-Family Residential and Business Professional (R-4 &amp; BP)</p>	<p>CC: 01-13-15</p>	<p>Conditional Use Permit and Site Plan Review request to construct and operate a 14,567 square foot, single-story, charitable nonprofit organization facility for children of the community. Site is 3.79 acres. Construction would include site grading, building construction, drainage, landscaping, parking and street frontage improvements to Mallard Lane and Green Valley Road.    Additional Project Information: City Council – 01-13-15; Planning Commission – 09-02-15    Project Completed: Construction Permit Nos: 17847, 17944</p>

<p><b>225 PLACERVILLE DRIVE – SIERRA CENTRAL CREDIT UNION SPR 2014-06</b> APN 325:120:47 Sierra Central Credit Union, Karenda MacDonald, Borges Architectural Group Zoning: Commercial (C)</p>	<p>PC:03-03-15</p>	<p>Construction of a new building comprising 4,000 square feet for a financial service use, along with associated site improvements of landscaping, lighting, signs and street frontage improvements. The project also involves the demolition of the existing building of approximately 7,000 square feet. Under construction – Permit No. 17820</p> <p>Project Completed: Construction Permit No. 17820</p>
<p><b>1125 BROADWAY CT CUP 15-02, SPR 15-03, EA 15-03</b> APN 002-181-14 Applicant Representative: Mark Lobaugh, Epic Wireless Group, Inc. Property Owner: Beals-Stupek Properties Zoning: Commercial (C)</p>	<p>PC: 10-18-16</p>	<p>Installation and use of a free-standing, 75-foot high monopine structure, with imitation bark, and branches and faux pine; one 900-square foot (30-feet by 30-feet) equipment compound lease area surrounded by 8-feet in height concrete masonry unit wall and gate, containing the monopine structure and four equipment cabinets and a standby diesel generator with 132 gallon tank. Electrical utility service to the facility would be undergrounded from the existing source located on the onsite commercial auto body building on the site. Telecommunication utility service to the facility would be undergrounded from the existing sources located southeast of the site within the Broadway Court right-of-way.</p> <p>Construction Permit No. 18646</p>
<p><b>485 PIERROZ RD SPR 88-18-R</b> APN 323-450-03 Applicant Representative: Jonathan Yarnell, Horizon Solar Power Property Owner: George Glicksman Zoning: Commercial (C)</p>	<p>PC: 10-18-16</p>	<p>Major Change to SPR 88-18-R approval involving the construction and use of four carport structures on which PV solar panels will be installed.</p> <p>Project Completed: Construction Permit No. 18393</p>
<p><b>385 MAIN STREET SPR 16-05</b> APN 001-212-11 Applicant: Gregory J. Phelps Property Owner: Henry Cavigli Zoning: Central Business District (CBD)</p>	<p>PC: 10-18-16</p>	<p>Site Plan Review approval to install one retractable fabric awning, 20' width and 11' 8" depth, above the City sidewalk, along the building's east elevation.</p> <p>Project Completed: Construction Permit No. 18650</p>

<p><b>640 MAIN STREET - SPR 15-04 OUTBREAK BREWING CO.</b> Applicant: Tim Daniel 640 Main Street, Placerville Property Owner: Alice Flickinger Zoning: Commercial (C)</p>	<p>PC: 07-07-15</p>	<p>Phased Site Plan Review remodel, renovate and change of building occupancy from automobile repair to an eating and drinking establishment of an existing 2,950 square single-story building. New landscaping, exterior signs and facade treatment is proposed. Three phases are proposed.</p> <p>Project Completed: Construction Permit No. 18084</p>
<p><b>1070 MEADOW LANE COURT – CUP 2015-01, SPR 2015-02</b> Applicant: Verizon Wireless Agent: Mark Lobaugh, Epic Wireless 8700 Auburn Folsom Rd #400 Granite Bay, CA 95746 Property Owner: El Dorado Irrigation District  Zoning: Single-Family Residential (R-1, 20,000)</p>	<p>PC: 07-07-15</p>	<p>Construction of an 85-foot tall monopine wireless communication tower with non-antenna limbs that increase the overall height to 90'. The monopine trunk would be painted Kelly Moore Log Cabin (brown) and be textured to resemble bark. Eight antennae and 8 remote radio units (RRU) would be mounted at the monopine's approximate 77' height above grade, along with one 4' in width microwave dish mounted at the approximate 60' height above grade. Approximately 13' southeast of the monopine a 20' x 30' steel platform set on piers would be erected. The steel platform height from grade would vary from 5' to approximately 10' due to the existing earthen berm slope. The surface of the platform would contain six electro-mechanical equipment cabinets (including two addition cabinets to be placed in the future), two GPS antennas, and a standby emergency 30kVA diesel powered generator with 132 gallon tank, screened from view by 8' solid wood fence. The facility footprint will be a 1,227 square foot lease area.</p> <p>Project Completed: Construction Permit No. 17817</p>
<p><b>126 FORNI ROAD SPR 99-10-R2</b> APN 325-310-24 Applicant: Thompson's Auto Group. Owner: Phoenix Wilderness, LLC. Location: 126 Forni Road ***** SPR 99-10-R3; CUP 10-07; CUP 15-05</p>	<p>PC 02-16-16  ***** PC 04-19-16</p>	<p>Master Sign Plan amendment to Site Plan Review 99-10, for an existing auto sales and service use. Amendment includes new wall and ground signage for site. Construction Permit No. 18151 – Project Completed ***** Master Sign Plan amendment to Site Plan Review 99-10-R3, for an existing auto sales and service use. Amendment includes new pole signage for site; amendment to Master Sign Plan, new pole sign – CUP 15-05; vacate CUP 10-</p>

<p>Zoning: Highway Commercial (HWC)</p>		<p>07: removal of time and temp pole sign and use. Project Completed: Construction Permit No. 18248</p>
<p><b>99 PLACERVILLE DR</b> <b>SPR 82-05-R, CUP 82-03</b> APN 325-160-24 Applicant: United Sign Systems (Agent: Brian Campbell) Owner: Davinder Singh Zoning: Commercial (C)</p>	<p>PC 03.15.16</p>	<p>Request to re-image the existing convenience store with gas pumps from a Valero brand to a Chevron brand, including site signs, paint, landscaping and irrigation; a Major Change to SPR 82-05. The request is Categorically Exempt pursuant to Sections 15304(b) and 15311(a) of the CEQA Guidelines.  Project Completed: Construction Permit No. 18183</p>
<p><b>1361 BROADWAY</b> <b>SPR 03-03-R</b> APN 002:261:11 Applicant Representative: Luke Miller, Solarhut Property Owners: Rafael &amp; Shannon Sakellariou Zoning: Commercial (C)</p>	<p>PC 01-03-17</p>	<p>To construct a carport/PV solar structure that would serve as a shade structure for business employees during automotive detailing  Project Completed: Construction Permit No. 18624</p>
<p><b>3290 SACRAMENTO STREET – CONDITIONAL USE PERMIT 10-08-R:</b> Assessor's Parcel Numbers: 003:081:16 and 051:281:54. Applicant Representative: General Dynamics, on behalf New Cingular Wireless, PCS. Property Owner: Comcast of California XV  Zoning: Single-family Residential Zone, 20,000 sq. ft. minimum parcel (R-1, 20,000)</p>	<p>PC 03-07-17 Expiration : 09-07-18</p>	<p>Revision to Conditional Use Permit 10-08, adding a ground mounted 50kw emergency backup electric generator to an existing wireless communication facility operated by AT&amp;T Wireless. The request is Categorically Exempt pursuant to Sections 15301(b) of the CEQA Guidelines.</p>
<p><b>618 MAIN ST</b> <b>CUP 15-03, SPR 15-03</b> <b>APN 004:011:37</b> Zoning: Commercial (C)</p>	<p>CC 03-28-17 Expiration: 09-28-18</p>	<p>Conditional Use Permit (CUP) 2015-03 and Site Plan Review (SPR) 2015-05 to allow the construction and use of a loading berth as shown on the approved site plan located at 618 Main Street identified as APN: 004-011-37.</p>
<p><b>1864 BROADWAY</b> <b>CUP 17--02</b> <b>HIGHROAD MOTORS</b></p>	<p>PC: 05-02-17</p>	<p>Conditional Use Permit to operate an automobile brokerage business office on a 0.48 acre parcel, within an existing 960 sq. ft. office building.</p>

<p>APN 049:350:30  Applicant: Morgan Burgess  Property Owner: Northern California Conference of the Seventh Day Adventists</p> <p>Zoning: Highway Commercial (HWC)</p>		<p>Use initiated.</p>
<p><b>425 MAIN ST</b>  <b>SPR 16-06</b>  APN 001:211:12  Applicant and Property Owner:  Lester S. &amp; Gail J. Russell Trust</p> <p>Zoning: Central Business District (CBD)</p>	<p>PC: 06-20-17</p>	<p>A request for Site Plan Review for the construction of a pedestrian footbridge over Hangtown Creek off the rear deck of the Lower Fairchild commercial building located at 425 Main Street, Placerville, CA. APN 001-211-12. Footbridge would be for the Powell's Steamer Co. business within the building to allow required egress for maximum Building Occupancy Load.</p> <p>Under Construction: Permit No. 18456</p>
<p><b>1540 BROADWAY</b>  <b>SPR 17-03, VAR 17-01</b>  <b>HANGTOWN RANGE</b>  APN 004-201-13  Applicant and Property Owners: Richard &amp; Darlene Rood</p> <p>Zoning: Highway Commercial- Airport Overlay (HWC-AO)</p>	<p>PC: 06-20-17</p>	<p>The Hangtown Range Project (Project) consists of 1) Site Plan Review (SPR) to change the occupancy of an existing automobile service building and site to an indoor shooting range, and 2) A Variance (VAR) to deviate from City Code Section 10-4-4(C-2) to allow parking within three feet of the Broadway right of way; also it would preclude parking lot shading and meeting other landscaping criteria under Site Plan Review. Under Construction:</p> <p>Construction Permit No.18600.</p>

Rev. 01.10.18

**PENDING MISCELLANEOUS PROJECTS**

Name of Project and File Number Applicant Contact Info	Public Hearings	Description
<b>FRONT YARD FENCING, WALLS AND USE RESTRICTIONS ZONING TEXT AMENDMENTS—ZC 10-02</b> <b>CITY OF PLACERVILLE</b> Staff Contact: Pierre Rivas, Development Services Director	PC: 06-06-17  PC: 10-17-17  CC: TBD	Amendments to the Placerville Zoning Ordinance are proposed to address City Council community aesthetic concerns regarding the height and location of fences, and use restrictions in front yards. The request would modify Section 10-4-3 entitled <i>Yards</i> , Subsection (C) of Chapter 4 <i>General Regulations</i> of Title 10 <i>Placerville Zoning Ordinance</i> ; and the additions of recreational vehicle to the Zoning Ordinance Section 10-1-4 <i>Definitions</i>  Environmental Review: Categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
<b>MAIN STREET HISTORIC DISTRICT ZC 14-02 CITY OF PLACERVILLE</b> Related Files: Resolution of Intention 14-02 – CC adopted 02-25-14	PC: TBD	Amendments to the Zoning Map and Zoning Ordinance that would establish a Downtown Placerville Historic District; and amend the boundary of the adopted City of Placerville Historic District established by Ordinance 1280, adopted on August 25, 1981.

**APPROVED MISCELLANEOUS PROJECTS**

Name of Project and File Number Location Applicant Contact Info	Public Hearings	Description
<b>GENERAL PLAN CONSISTENCY REVIEW GPC 18-01</b> <b>CITY OF PLACERVILLE</b> 718 Main Street Assessor’s Parcel Number 004-041-03	PC: 02-06-18	Planning Commission found that the acquisition of real property by the City of Placerville at 718 Main Street, Assessor’s Parcel Number 004-041-03, for the purposes of future expansion to the Police Public Safety Facility is consistent with the City Placerville General Plan pursuant to Government Code Section 65402.
<b>1488 BRENDAN WAY MD 18-01</b> APN 051-620-06 Applicant: Jim Haar	Staff Approved: 01.17.18	Minor Deviation from Placerville's Zoning Ordinance Section 10-5-6(D-5) to allow for up to a three foot (3’), or 10% reduction, in the rear yard thirty-foot (30’) setback for the construction of a covered deck and single-family home on the vacant parcel.
<b>ACCESSORY (SECONDARY) DWELLING UNITS ZONING TEXT AMENDMENTS – ZC 17-01</b> <b>CITY OF PLACERVILLE</b> Related Files: Resolution of Intention 17-01 - CC RES NO. 8498	PC: 08-15-17  CC: 10-10-17 CC: 10-24-17	Ordinance No. 1692, adopted on October 24, 2017. Amendments completed to conform to the changes in Government Code Section 65852.2, made by Assembly Bill 2299 (Bloom) and Senate Bill 1069 (Wieckowski), pertaining to the development of accessory dwelling units and associated provisions related to parking, design and development standards. Amendments are as follows: deletion of the definition of “dwelling unit, secondary”, and the addition of the definitions of “director”, “dwelling unit, accessory”, “dwelling unit, attached accessory”, “dwelling unit, detached accessory”, “kitchen”, “living area” and “passageway” in Section 4 of Chapter 1 of Title 10; replacing in its entirety Section 12: Secondary Dwelling Units of Chapter 4 of Title 10 with “Section 12: Accessory Dwelling Units”, and amending all references of “secondary dwelling unit” within Chapter 5 of Title 10 and replacing with “accessory dwelling unit” of the Placerville City Code.  Environmental Review: Statutorily exempt from environmental review pursuant to Section 15282(n) of the California Environmental Quality Act (CEQA) Guidelines.

CITY OF PLACERVILLE DEVELOPMENT GUIDE AMENDMENT	PC: 08-15-17 CC: 09-26-17	Amendments to Chapter XIII. Signage, regarding general guidelines along with specific sign guidelines for the Main Street Historic Area.  City Council Resolution No. 8555
PLACERVILLE AREA PARK & RECREATION MASTER PLAN UPDATE GENERAL PLAN CONSISTENCY (GPC) 17-01	PC: 09-05-17	Planning Commission recommend findings to the City Council that the Master Plan Update is (1) Categorically exempt from the California Environmental Quality Act per Section 15304, Minor Alterations to Land, and (2) That the Master Plan is consistent with the City of Placerville General Plan.
TEMPORARY PARKLET ON MAIN STREET TUP 17-01 Applicant: County of El Dorado Representative: Patricia Charles-Heathers	CC: 05-09-17	City Council directed staff to issue TUP 17-01 and an Encroachment Permit for the installation of a parklet to be located on Main Street occupying a single parking space within the public right-of-way. Placement would begin in May 2017 and end September 30, 2017.
HOUSING OPPORTUNITY OVERLAY ZONE ZC 16-01 - CITY OF PLACERVILLE	PC: 06-21-16 CC: 07-12-16 CC: 08-09-16	Amended the Placerville City Code adding Section 10-5-14: HO, Housing Opportunity Overlay Zone, to the Zoning Ordinance. Ordinance would assist in the implementation of Program 3 of the 2013-2021 Housing Element, to accommodate the City's unmet housing need for lower income households. The HO Overlay would allow a density of 20-24 units/acre. Projects within the HO Overlay would be required to develop a minimum mix of affordable dwelling units: thirty percent (30%) of the total units in the development for very-low income households and twenty percent (20%) of the total units in the development for low-income households. Required affordable units will remain affordable to these income levels for a minimum of thirty (30) years. The Overlay Zone would allow development on a parcel that has the HO Overlay Zone either in the manner provided under the Ordinance or the manner provided in the base (underlying) zone, but not both. The Overlay Zone would offer property owners an alternative development option, allowing increased flexibility for the future development of their properties.  <a href="#">ZC 16-01- Ordinance No.1680</a>
OUTDOOR SIDEWALK DINING IN COMMERCIAL ZONES ZC 16-02 - CITY OF PLACERVILLE Applicant: City of Placerville Development Services Department	PC: 08-16-16 PC: 09-20-16 PC: 10-18-16 CC: 02-14-17 CC: 02.28.17	Adding Section 10-4-19: Outdoor Dining Regulations to Chapter 4 <i>General Regulations</i> . This Ordinance would allow and regulate outdoor sidewalk dining areas within the public right-of-way adjacent to restaurants and cafes.  ZC 16-02 – Ordinance No. 1689
CITY OF PLACERVILLE DEVELOPMENT GUIDE UPDATE	PC: 11-17-15 CC: 04-12-16 CC: 06-28-16	The <i>City of Placerville Development Guide</i> is an implementation document of the City of Placerville's General Plan. The preparation and execution of this Development Guide are intended to fully incorporate the goals and objectives of the General Plan as they relate to community design into the development process.  <a href="#">Resolution No. 8434</a>
ZC 15-07 - CITY OF PLACERVILLE Keeping of hen chickens within Placerville Single-Family Residential Zones	PC Workshop: 09-01-15 PC: 07-19-16 CC: 09-27-16 CC: 10-11-16	Amendments to the Zoning Ordinance regarding the keeping of six hen chickens within single-family residential districts.  ZC 15-07 – <a href="#">Ordinance No. 1682</a>

**Public Hearing Abbreviations**

CC – City Council PC – Planning Commission TBD – To Be Determined

Revised 02.07.18