

*"Placerville, a Unique Historical Past Forging into a Golden Future"*



**CITY OF PLACERVILLE PLANNING COMMISSION  
STAFF REPORT  
SEPTEMBER 4, 2018 REGULAR MEETING**

**Subject: 3001 Jacquier Road – Time Extension - Site Plan Review (SPR) 16-02-E & Variance (VAR) 16-01-E:** Request for twelve month time extension involving:

- (A) SPR16-02-E for a 112 room hotel, including: meeting facilities, guest dining, parking, landscaping and miscellaneous roadway improvements; and
- (B) VAR16-01-E to allow an average building height of 55 feet in lieu of 40 feet in a Highway Commercial Zone.

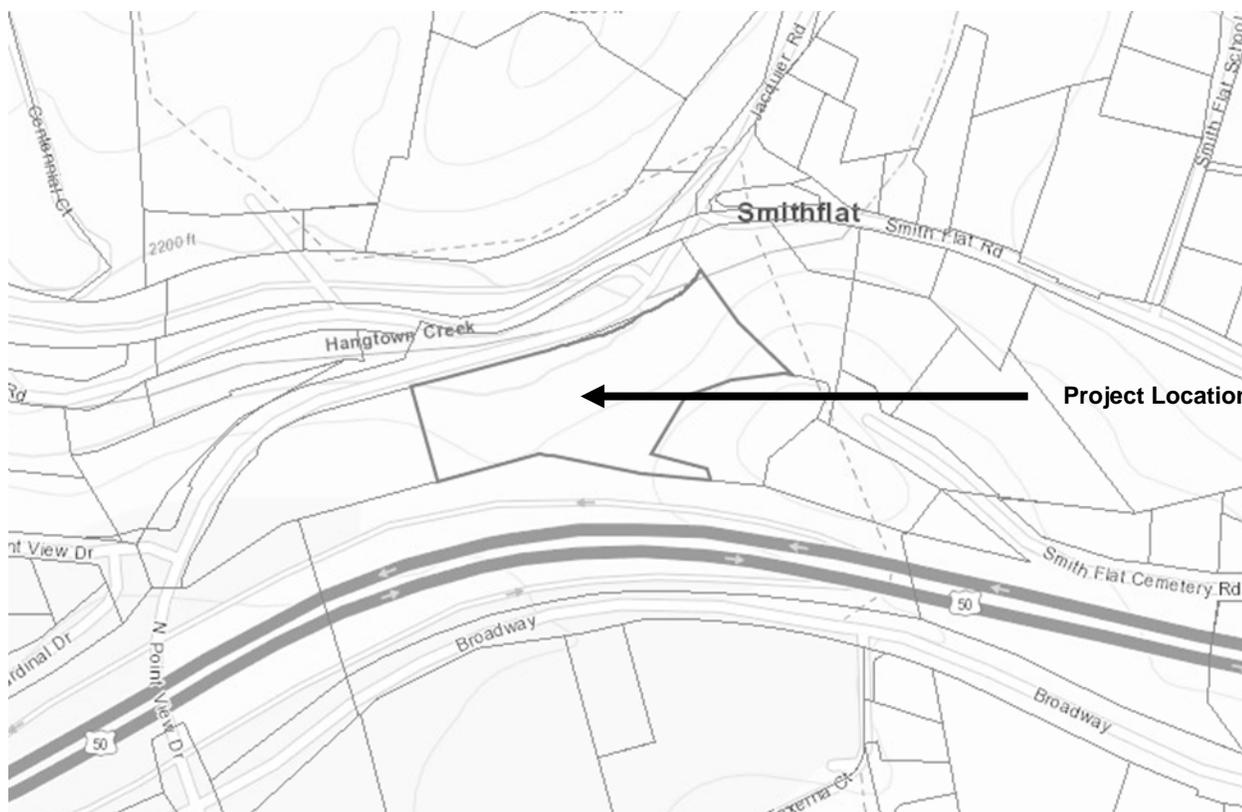
SPR16-02 and VAR16-01 were originally approved by the Planning Commission on January 17, 2017. See Image 1 and 2.

**Location:** 3001 Jacquier Road, Placerville, CA **Assessor's Parcel Number:** 048-290-42

**Recommendation:** Staff recommends the Commission approve the time extension request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items (A) and (B) above, and its decision is appealable to City Council.

**Applicant:** Michael R. Brown, Apple Hill Hospitality LLC.

**Property Owner:** Placerville Hampton CA LLC



**Background**

January 17, 2017: Planning Commission conditionally approved Site Plan Review (SPR) 16-02, a 112 room, 4-story hotel project including, parking, landscaping, drainage, exterior lighting; a Variance (VAR) 16-01 to allow an average building height of 55 feet in lieu of 40 feet in a HWC Zone; and complete Jacquier Road improvements to include safety railing, widening, bike lanes, a median turn lane, and sidewalk along the site frontage and easterly to Smith Flat Road.

**Analysis**

**General Plan**

The hotel use and associated site development design approved under SPR 16-02 and VAR 16-01 was found to be and continues to be consistent with the purposes of the Highway Commercial General Plan Land Use designation, in that they would provide for freeway-oriented overnight accommodation use that is necessary and convenient to the traveling public. No change to General Plan land use designation of the site has occurred.

**Authority for Application**

Per Section 10-4-9 of the Placerville Zoning Ordinance, the Planning Commission may consider a request to extend the approval of a site plan review if the applicant makes a request and pays a new fee prior to the expiration. Under this Section, the Commission’s role under an extension request does not involve a re-consideration of its previous approvals but must consider any changes to the Placerville City Code or the project when it renders its decision.

No changes are proposed by the applicant. No relevant changes to City Code have occurred since project approval granted in 2017. The property owners submitted its extension request and application fees on July 2, 2018, prior to the expiration date of July 17, 2018.

**Zoning Consistency**

City Code Section 10-4-9 also stipulates that a site plan review approval shall not be valid for more than five years (sixty months) from the original approval date. The original approval date for SPR 16-02 and VAR 16-01 was January 17, 2017, resulting in an original expiration date of July 17, 2018.

The requested twelve month time extension at the end of the extension period would be the thirtieth (30) month of SPR 16-02 validity of the possible 60 months (five year) maximum if granted by the Commission as follows:

Planning Commission January 17, 2017: 18 month approval (January 17, 2017 to July 17, 2018)	
+ Proposed Time Extension:	12 month (July 17, 2018 to July 17, 2019)
<u>Total</u>	<u>30 months (18 months + 12 months = 2.5 years)</u>

The new expiration date if granted would be July 17, 2019.

**Conditions**

All Conditions of Approval by the Planning Commission on January 17, 2017 for SPR 16-02 and VAR 16-01 shall remain in effect and shall be included by reference with the twelve month extension request approval. All existing conditions of approval and environmental mitigation measures under the Mitigated Negative Declaration and Addendum are available upon request.

**Environmental Review**

An Addendum to Mitigated Negative Declaration (EA 08-01) was adopted by the Planning Commission for SPR 16-02 and VAR 16-01 in conjunction with conditional approval of SPR 16-02 and VAR 16-01 on January 17, 2017.

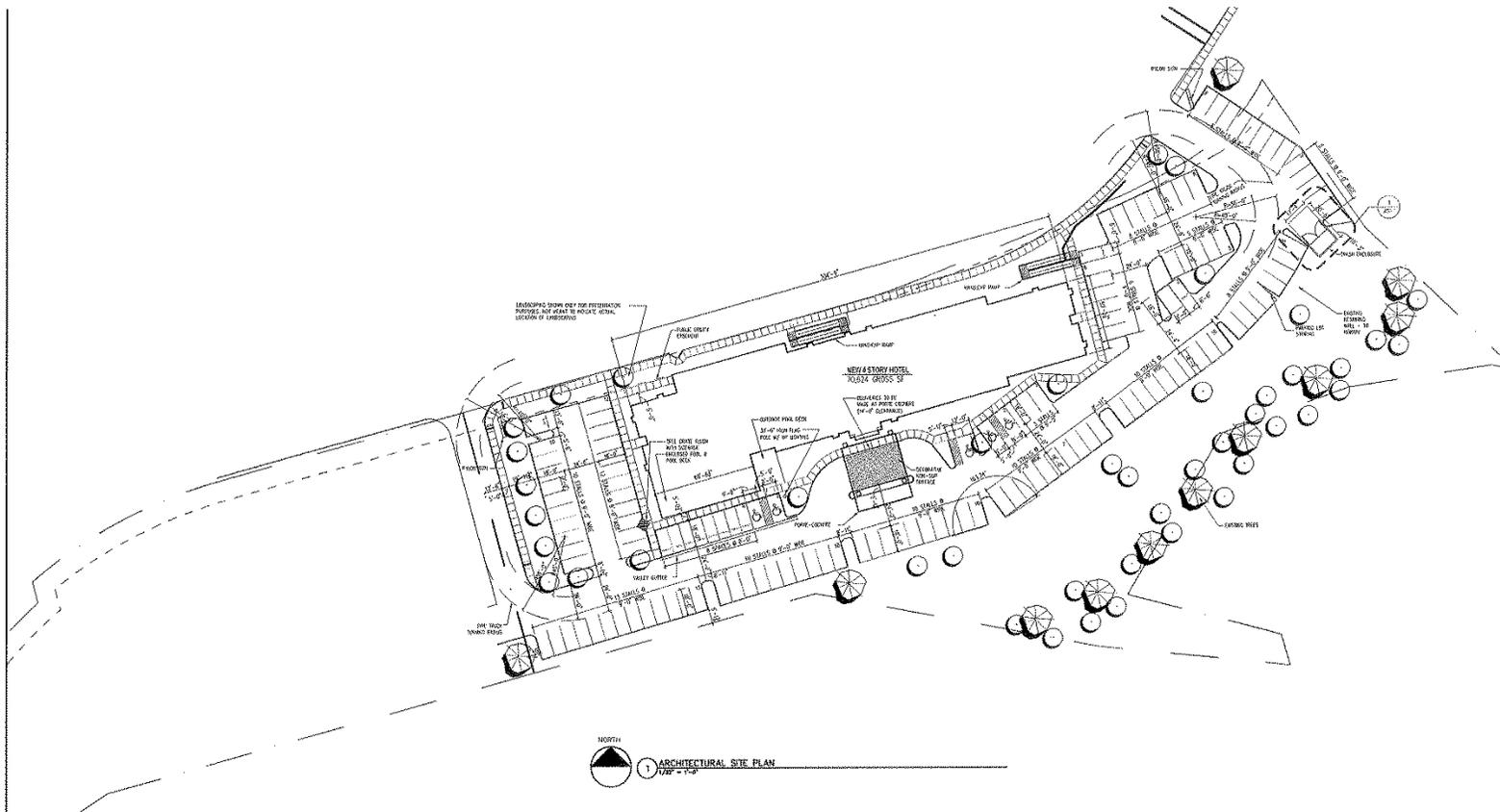
**Public Noticing and Comment:** Notice of Public Hearing for this project was published in accordance with legal requirements on Friday, August 10, 2018. Notice was mailed to the owners of record of properties within 500 feet of the project site on Thursday, August 9, 2018. Notice was also posted on the City's website and Facebook. No public comments have been received with this request.

**Recommended Action and Findings:** Staff finds the request reasonable. Our recommendation is to make findings then grant the twelve month extension request as conditioned as follows:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following finding of fact in support of the twelve month time extension request for SPR 16-02-E and VAR 16-01-E:
  - A. A Mitigated Negative Declaration (EA 08-01) was prepared and adopted by the Planning Commission for SPR 08-03 in conjunction with conditional approval of SPR 08-03 on January 19, 2010. An Addendum to Mitigated Negative Declaration (EA 08-01) was adopted by the Planning Commission for SPR 16-02 and VAR 16-01 in conjunction with conditional approval of SPR 16-02 and VAR 16-01 on January 17, 2017.
  - B. No changes to Zoning Ordinance have occurred since project approval in 2017 that would have relevance to the project.
  - C. There are no changes proposed by the project proponents.
- III. Grant a twelve month time extension of Site Plan Review SPR 16-02-E and VAR 16-01-E, from July 17, 2018, extending the expiration of these entitlements to July 17, 2019, subject to the following condition:
  1. All Conditions of Approval approved by the Planning Commission on January 17, 2017 for SPR 16-02 and VAR 16-01 shall remain in effect and shall be included by reference with the twelve month time extension request approval.

**The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.**

Image 1. Approved SPR16-02 Site Plan (reduced)



Placerville Hampton Inn and Suites  
3001 Jacquier Road  
Placerville, California 95667

**TAAG**  
ARCHITECTS

900 S. Broadway  
Suite #150  
Denver, CO 80209  
303-824-2745  
www.taagdenver.com

NORTH  
1 ARCHITECTURAL SITE PLAN  
1/2" = 1'-0"

PROJECT TEAM	DRAWING INDEX	SITE INFORMATION & MAP	NOTES	PARKING SUMMARY	
<p><b>OWNER:</b> Aptis HO Hospitality, LLC Richard B Brown, Jr. CPA, VPA Michael B Brown, AIA 25000 NW Coast Blvd Eugene, OR, CA 97403 Contact: Richard Brown 954-652-9495 ext226</p> <p><b>ARCHITECT:</b> TAAG Architects 3001 Jacquier Road, Suite 101 Placerville, CA 95667 Contact: Jim Whitt 303-824-2745</p>	<p><b>ARCHITECTS OF RECORD:</b> Lester Architects 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p> <p><b>SITE ENGINEER:</b> S&amp;S ENGINEER 200 200 Nevada Circle, Suite B Cameron Park, CA 95682 Contact: Steve Anderson 530-351-5999</p> <p><b>LANDSCAPE ARCHITECTS:</b> R. Eric Anderson Landscape Architects 1424 Northrup Laguna Hills, CA 92653 Contact: Rick Hoffman 949-363-8075</p>	<p><b>STRUCTURAL ENGINEER:</b> CSC 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p> <p><b>MECHANICAL ENGINEER:</b> CSC 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p> <p><b>ELECTRICAL ENGINEER:</b> CSC 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p> <p><b>PLUMBING ENGINEER:</b> CSC 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p> <p><b>MECHANICAL ENGINEER:</b> CSC 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p> <p><b>ELECTRICAL ENGINEER:</b> CSC 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p> <p><b>PLUMBING ENGINEER:</b> CSC 1877 Nevada Road, Suite 100 Rosario, CO 80831 Contact: Robert Walsh 916-763-2009</p>	<p>THE PROPOSED PARKING FOR THIS PROJECT IS SETS CALLED AND WHITE AT 20' PITCH FOR PARKING OF 4 ROWS. THIS NUMBER REQUIRED THE FLOW IS BASED UPON A 15' VEHICLE OF APPROXIMATELY 12,000 SF PROVIDED BY A 15' VEHICLE. CHECKING AND/OR THE SPONSOR SYSTEM A CHANGE IN PART OF THESE CONDITIONS MAY RESULT IN A CHANGE TO THE NUMBER REQUIRED PARKING SPACES.</p> <p>THE BUILDING SHALL COMPLY WITH 609.2.03. CALCULATE THE CODE FOR EMERGENCY EVACUATION PARKING.</p>	<p><b>CITY REQUIREMENTS</b></p> <p><b>HAMPTON INN &amp; SUITES - REQUIRED PARKING</b></p> <p>HOTEL ROOMS: 1 PER ROOM 112 * 1.0 112 SPACES MEETINGS: 1 PER 4 SEATS 182/4 45 SPACES TOTAL PROVIDED 157 SPACES</p> <p><b>HAMPTON INN &amp; SUITES TOTAL PARKING REQUIRED/PROVIDED</b></p> <p>TOTAL REQUIRED 158 SPACES TOTAL PROVIDED 154 SPACES</p> <p><b>ADA PARKING REQUIRED/PROVIDED</b></p> <p>HAMPTON INN &amp; SUITES 4 SPACES + VAN</p>	<p><b>HOTEL REQUIREMENTS</b></p> <p><b>HAMPTON INN &amp; SUITES - REQUIRED PARKING</b></p> <p>HOTEL ROOMS: 0.9 PER ROOM 112 * 0.9 101 SPACES MEETINGS: PER CITY REQUIREMENTS 46 SPACES TOTAL PROVIDED 147 SPACES</p> <p><b>HAMPTON INN &amp; SUITES TOTAL PARKING REQUIRED/PROVIDED</b></p> <p>TOTAL REQUIRED 147 SPACES TOTAL PROVIDED 134 SPACES</p> <p><b>ADA PARKING REQUIRED/PROVIDED</b></p> <p>HAMPTON INN &amp; SUITES 4 SPACES + VAN</p>

Issue Record	
Date	Task
12-21-16	PER ANNO SUBMITTAL 4.1.16
12-21-16	PLANNING SUBMITTAL 5.1-16
12-21-16	PER CITY SUBMITTAL 8.1-16
12-21-16	PER CITY SUBMITTAL 8.1-16
12-21-16	OWNER REVIEWER 12-21-16

Project No: 15062  
Date: 12-21-16  
Drawn: AD, JN  
Checked: JA, H, HR, AD  
Drawing Title:  
SITE PLAN PLANNING SUBMITTAL

Sheet No:  
**AS1.0**

DESIGN DEVELOPMENT DOCUMENTS

