

“Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission
STAFF REPORT

MEETING DATE: January 3, 2017
FILE NO: TMH 01-02
PREPARED BY: Andrew Painter, City Planner
DATE: December 20, 2016

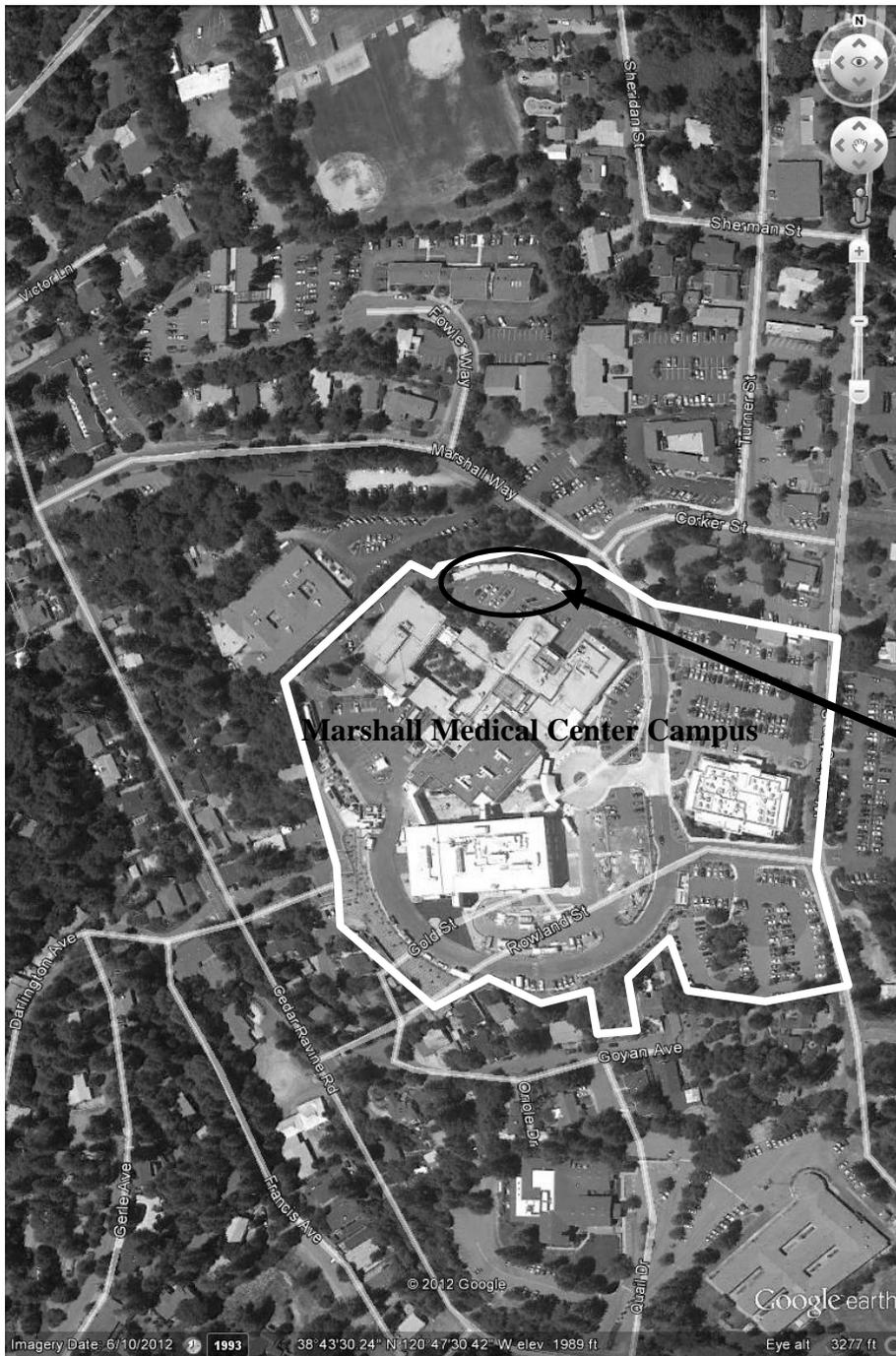
**SUBJECT: Update of Temporary Mobilehome (Commercial Coach) Permit –
1100 Marshall Way, Placerville. APN 004-350-01**

REQUEST: The Planning Commission is requested to accept and file the update by Marshall Medical Center regarding the continued use of four commercial coaches authorized by the Planning Commission at the Medical Center. This update by Marshall Medical Center is required under TMP01-02 conditions of approval.

BACKGROUND:

- December 2001, the Planning Commission conditionally approved TMH 01-02, a request by Marshall Hospital (Marshall Medical Center) to place four commercial coaches near the emergency/ambulance entrance along Marshall Way for three years for use as temporary office spaces during hospital improvements;
- January 2005, the Commission extended TMH 01-02 through December 31, 2008;
- January 2009, the Commission extended TMH 01-02 through December 31, 2012, or 60-days from issuance of the final Certificate of Occupancy for the Acute Care Wing project, whichever comes first;
- December 4, 2012, the Commission extended TMH 01-02 for 10-years through December 31, 2022 with the condition that Marshall Medical Center update the Commission in writing during December 2016, then every two years thereafter in December 2018 and December 2020, proving a need assessment for the continued use of the four commercial coaches.

STAFF ANALYSIS AND RECOMMENDATION: As required under the Commission’s December 2012 extension approval, Marshall Medical Center submitted a letter (Exhibit A) from James Whipple, Chief Executive Officer, updating the Commission on the need to continue their use of the commercial coaches until the December 2022 expiration date set by the Commission in 2012. Mr. Whipple stated the commercial coaches, “allows for the prioritization of the expansion of medical services needed by the community. It further allows Marshall to budget and master plan for the removal of the coaches.” This appears reasonable from the City’s perspective. Staff suggests the Commission accept and file the 2016 update.



TMH 01-02
Commercial Coach Location

Should the Commission not accept the need assessment from Marshall Medical Center, the Commission could direct staff to place on a future agenda a publicly notice hearing to consider TMH 01-02 revocation per City Code Section 10-4-6(C-5).

ATTACHMENTS:

- Exhibit A - November 15, 2016 letter from James Whipple, Chief Executive Officer
- Exhibit B - Planning Commission Minutes from December 4, 2012 Regular Meeting