



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667
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NOTICE OF PUBLIC HEARING CITY OF PLACERVILLE PLANNING COMMISSION

Notice is hereby given that the following request has been scheduled for a Public Hearing before the Planning Commission of the City of Placerville at **6:00 p.m. on Tuesday, March 21, 2017, at Town Hall, 549 Main Street, Placerville, CA:**

3097 Cedar Ravine Road – Conditional Use Permit (CUP) 17-01: A request from Jennifer and Jeffery Teie, for Planning Commission review and consideration of a 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, that resulted in the conversion of an existing single-family residence to a business professional office building. The property is zoned Medium Density Multi-Family Residential Zone (R-3). The project site is located within the Cedar Ravine Residential Historic District. **Authority:** Section 10-5-10(C-3) of the Placerville Zoning Ordinance. **Property Owners:** Jennifer and Jeffery Teie. **Assessor's Parcel No.:** 004-011-221. **Zoning:** R-3-H (Multi-Family Residential - Historic District). **Environmental Review:** Class 3 Categorical Exemption under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Conversion of Small Structures). **Staff:** Andrew Painter.

Any interested person may examine the planning files for these projects in the Development Services Department located at City Hall during regular business hours, Monday through Friday 8:00 a.m.—5:00 p.m.

Written comments to the Commission regarding this project are encouraged. In order to be included in the Planning Commission's information packets, six copies of written communications must be filed and received before 5:00 p.m., Friday, March 3, 2017. Direct written comments to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Fax (530) 295-2510.

Planning Commission information packets for the March 21, 2017 meeting will be made available to the public after noon on Tuesday, March 7, 2017. The packets may be viewed at the Development Services Department during regular business hours, or alternatively can be accessed and online at: <https://www.cityofplacerville.org/pc-meetings>



DRUID MONUMENT

MAIN ST

THOMPSONWAY

THE CT

VICTOR LN

CEDAR RAVINE
RESIDENTIAL
HISTORIC DISTRICT

POWER WAY



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Project Site: 3097 Cedar Ravine Rd

CHILLALY

BLISS CT

WALLST

CEDAR