

**PENDING COMMERCIAL PROJECTS**

Project Name - File Number Location Applicant / Developer Info	Request and Application Status
<p><b>651 MAIN ST – PVILLCA LLC</b>  <b>VARIANCE 20-01</b>                      APN 002-171-008                      Zoning: Commercial (C)                      Applicant: Kelly Chiusano                      Property Owner: PVILLECA LLC</p>	<p>A variance request to allow for a reduction in the minimum distance required from a “Cannabis Business” from a “sensitive use” from 250 feet to approximately 200 feet as required under City Code Section 5-28-24. The sensitive uses identified are the Sierra Elementary School (1100 Thompson Way) and the Federated Church (1031 Thompson Way).</p> <ul style="list-style-type: none"> <li>• Applicant Submittal Package: <a href="#">Application, Project Narrative and Exhibits</a></li> </ul> <p>Planning Commission Hearing: September 15, 2020 Action: <a href="#">Conditional Approval</a></p> <p>Appeal Filed September 25, 2020: <a href="#">Notice of Appeal by TREZ Placerville</a>                      City Council October 27, 2020 Appeal Hearing: <a href="#">Notice</a></p>
<p><b>339 MAIN ST - THERAPY STORES</b>  <b>CONDITIONAL USE PERMIT 20-04, SITE PLAN REVIEW 20-04</b>                      APNs: 001-212-005, 001-212-006                      Zoning: Central Business District (CBD)                      Applicant: Jing Chen and Wayne Whelan                      Representative: Sam Bradley, Syndicate Architects                      Property Owners: Allan B and Sylvia J Combella Revocable Trust</p>	<p>Consideration of Conditional Use Permit and Site Plan Review requests to operate a retail formula business land use, Therapy Stores, within the Central Business District.</p> <ul style="list-style-type: none"> <li>• <a href="#">Applicant Submittal</a></li> <li>• <a href="#">Plans</a></li> </ul> <p>Planning Commission <a href="#">Public Hearing Notice</a>: November 3, 2020</p>
<p><b>1365 BROADWAY – EL FORASTERO MEXICAN FOOD</b>  <b>SITE PLAN REVIEW 85-17-R (Major Change: Master Sign Plan)</b>                      APN 002-261-015, 002-261-016                      Zoning: Highway Commercial – Airport Overlay (HWC – AO)                      Applicant: Jose Davila, El Forastero                      Representative: Francisco Sanchez, Pacos Graffix &amp; Signs                      Property Owner: Farouk Diab</p>	<p>Consideration of amendment to Master Sign Plan to allow for new business signs totaling 125.75 sq. ft., for a new El Forastero Mexican Food business at the former Wienerschnitzel fast-food restaurant site.</p> <ul style="list-style-type: none"> <li>• <a href="#">Applicant Submittal</a></li> <li>• <a href="#">Plans</a></li> </ul> <p>Planning Commission <a href="#">Public Hearing Notice</a>: November 3, 2020</p> <p>The request involves new construction of on-premise signs, qualifying for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15311(a).</p>

<p><b>301 MAIN ST – CONDITIONAL USE PERMIT 20-05</b>  APN 001-212-014  Zoning: Central Business District (CBD)  Applicants/Property Owners: Sue and Tim Taylor</p>	<p>Consideration of Conditional Use Permit to operate a place of entertainment facility (e.g. meetings, music and other entertainment events, private gatherings (birthday, anniversary and retirement parties, etc.) with maximum capacity of 100 people within the ground floor of the building at 301 Main Street, within the Central Business District (CBD) Zone. The request involves the conversion of existing ground floor retail use to a place of entertainment use involving no exterior changes, therefore qualifying for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15303(c).</p> <p>Applicant Submittal Package: ● <a href="#">Application and Project Narrative/Description</a> ● <a href="#">Site and Floor Plan</a></p> <p>Anticipated Planning Commission Hearing Date: November 17, 2020</p>
<p><b>519 PLACERVILLE DR – CONDITIONAL USE PERMIT 20-06, SITE PLAN REVIEW 83-04-R2 – AT&amp;T Mobility</b>  APN 323-480-007  Zoning: Commercial (C)  Applicant: AT&amp;T Mobility  Property Owner: Tesoro Refining &amp; Marketing Co.</p>	<p>Consideration of Conditional Use Permit and Site Plan Review Major Change for the installation and use of small cell wireless communication equipment on the existing Speedway mini-mart located at 519 Placerville Drive. Proposed improvements consists of one wall mounted, approx. 26.8”, omni directional small cell antenna and supports pipe, an associated wall mounted equipment enclosure containing three remote radio units (RRU’s), and a roof awning mounted GPS antenna. The request involves the construction of new small equipment at an existing facility, therefore qualifying for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15303.</p> <p>Applicant Submittal Package: ● <a href="#">Application, Project Narrative/Description</a> and <a href="#">Project location/Photos</a> ● <a href="#">Site and Floor Plan</a></p> <p>Anticipated Planning Commission Hearing Date: November 17, 2020</p>
<p><b>APPROVED COMMERCIAL PROJECTS</b></p>	
<p><b>Project Name - File Number</b>  <b>Location</b>  <b>Applicant / Developer Info</b></p>	<p><b>Development Type; Use; Action; Expiration Date</b></p>
<p><b>163 PLACERVILLE DR – KID’S TOWN PRESCHOOL</b>  <b>CONDITIONAL USE PERMIT 20-02</b>  APN 325-120-033  Zoning: Commercial (C)  Applicant: Reza Aldrich, Kid’s Town Preschool, Inc.  Property Owner: Shirley Lumsden</p>	<p>Montessori preschool / daycare center for up to 26 children within an existing commercial building and site, a conditional use within the C Zone.  Applicant Submittal Package: <a href="#">Application, Project Narrative and Exhibits</a></p> <p>Planning Commission Hearing: September 15, 2020. Action: <a href="#">Conditional Approval</a></p> <p>Expiration: March 15, 2022, unless a construction permit is obtained and conditions of approval met.</p>

<p><b>2869 COLD SPRINGS RD – BUZY BEEZ CHILDCARE</b>  <b>CONDITIONAL USE PERMIT 20-03 &amp; CHANGE TO SITE PLAN REVIEW (SPR) 88-06, AUTHORIZED FOR AN AUTOMOBILE DEALERSHIP IN 1988, TO BE CHANGE TO ACCOMMODATE PROPOSED CUP20-03 USE.</b>  APN 323-440-013  Zoning: Commercial (C)  Applicant: Gilinda Haverson, Buzy Beez Childcare  Property Owner: Jose Dominguez</p>	<p>Daycare center for up to 36 children within an existing commercial building and site, a conditional use within the C Zone.</p> <ul style="list-style-type: none"> <li>Applicant Submittal Package: <a href="#">Application, Project Narrative and Exhibits</a></li> </ul> <p>Planning Commission Hearing: September 15, 2020 Action: <a href="#">Conditional Approval</a></p> <p>Expiration: March 15, 2022, unless a construction permit is obtained and conditions of approval met.</p>
<p><b>1100 MARSHALL WAY – SITE PLAN REVIEW 08-04-R2</b>  <b>MARSHALL MEDICAL CENTER</b>  APN 004-350-001  Zoning: Business-Professional (BP)  Applicant/Representative: Lynn Ryan, Greenbough Design  Property Owner: Marshall Medical Center</p>	<p>Amend the City approved Site Plan for the construction of an outdoor dining area within the Marshall Medical Center campus.</p> <p>Applicant Submittal Package:</p> <ul style="list-style-type: none"> <li><a href="#">Project Narrative, Environmental Information Form and Lighting Plan and Photometric Analysis</a>; · <a href="#">Plan Set</a></li> </ul> <p>Planning Commission Hearing: July 21, 2020 Action: Conditional Approval  Expiration Date: January 21, 2022, unless a construction permit is obtained.</p>
<p><b>423 MAIN ST – BENE! RISTORANTE ITALIANO</b>  <b>TEMPORARY USE PERMIT (TUP) 20-01</b>  APN 001-211-011  Zoning: CBD (Central Business District)  Applicant: Ben Butler, Business Owner  Property Owner: James and Vivian Woo Trust</p>	<p>Sidewalk Dining Area Permit within the City’s Main Street right-of-way to allow the placement and use of four tables and eight chairs. If approved, TUP 20-01 would be authorized for twelve months. <a href="#">Applicant Submittal Package</a>, <a href="#">Photographs</a> and <a href="#">Plan</a></p> <p>Planning Commission Hearing: February 18, 2020  Action: Conditional Approval Expiration Date: February 18, 2021</p>
<p><b>2920 COLD SPRINGS RD - STREMSTERFER</b>  <b>SITE PLAN REVIEW (SPR) 90-03-R</b>  APN 323-480-029  Zoning: C (Commercial)  Applicant: Shawn Stremsterfer  Property Owner: Shawn Stremsterfer &amp; Loren Polte</p>	<p>Site Plan Review revision (major change) for new 12’ x 30’ vehicle cover structure in C (Commercial) Zone. <a href="#">Applicant Submittal Package</a></p> <p>Planning Commission Hearing: February 4, 2020 Action: Conditional Approval</p> <p>Construction Permit No. 20731</p>
<p><b>374 MAIN STREET - THAI NOODLE EXPRESS</b>  <b>TEMPORARY USE PERMIT (TUP)19-08</b>  APN 003-121-012  Zoning: CBD (Central Business District)  Applicant: Chorphet Karnbanjong</p>	<p>Sidewalk Dining Area Permit within the City’s Main Street right-of-way, allowing the placement and use of two tables and four chairs.</p> <p>Staff Determination: Conditional approval, December 6, 2019 TUP19-08 Expiration: December 6, 2020</p>

<p><b>140 FORNI ROAD —SITE PLAN REVIEW (SPR) 99-11-R2</b>  <b>THOMPSON'S TOYOTA</b>  APN 325-310-98  Zoning: HWC (Highway Commercial)  Applicant: Ron Thompson  Property Owner: Thompson Trust</p>	<p><a href="#">Landscape and Irrigation Plan modifications (Applicant Submittal Package)</a></p> <p>Planning Commission Hearing (<a href="#">Hearing Documents</a>): June 04, 2019 Action: Conditional Approval  Expiration: December 4, 2020, unless a construction permit is obtained</p>
<p><b>RAY LAWYER COMMERCIAL SUBDIVISION - TSM08-04-E, EA 08-05</b>  Gold Nugget Way near Forni Road  APN 325:300:35  Zoning: Commercial (C)  Applicant: Capitol Consultants, Inc.</p>	<p>Approval of commercial subdivision on approximately 21 acres; intended office park; Mitigated Negative Declaration adopted by City Council on 10-26-10</p> <p>Note: 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; and, six year extension: 10-17-17 by Director of Development Services: <a href="#">Approval Letter of Map Extension (Oct 17, 2017)</a></p> <p>TSM08-04-E Expiration date: October 26, 2023</p>