CITY OF PLACERVILLE
PLANNING APPLICATION

Date: May 24, 2017
Zoning: Mixed Use - BP GP: BP
File No: SPR 06-01
Filing Fee (PZ) $500
Filing Fee (EN)
Receipt No: 21034

REQUEST FOR:

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Final Subdivision Map
- ☐ Historic District Review
- ☐ Planned Development Overlay
- ☒ Site Plan Review
- ☐ Tentative Parcel Map
- ☐ Boundary Line Adjustment
- ☐ Environmental Assessment
- ☐ General Plan Amendment
- ☐ Landscape Plan Review
- ☐ Preliminary Plan Review
- ☐ Temporary Commercial Coach
- ☐ Tentative Subdivision Map
- ☐ Certificate of Compliance
- ☐ Environmental Impact Report
- ☐ General Plan Consistency
- ☐ Minor Deviation
- ☐ Sign Package Review / Amendment
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Zone Change

DESCRIPTION Extension of Entitlement - SITE PLAN REVIEW 06-01 - TWELVE MONTH EXTENSION

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

* *

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Cindy Savage
MAILING ADDRESS 3050 B Lewis St
Placerville, CA 95667
PHONE 530 306-6730
EMAIL talkwithcindy@yahoo.com

APPLICANT'S REPRESENTATIVE (if different)

NAME
MAILING ADDRESS
PHONE
EMAIL

PROPERTY OWNER(S)

NAME Cindy Savage PHONE 530 306-6730
MAILING ADDRESS 3050 B Lewis St Placerville, CA 95667
EMAIL ADDRESS talkwithcindy@yahoo.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME PHONE
MAILING ADDRESS
EMAIL ADDRESS
I have notified the mortgage holder, which is:

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 971 Spring St, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 001-072-03
Above described property was acquired by owner on 11/30/2004
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by **subdivision** tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

[signature]	Cindy Savage	May 23,2017
Applicant's Signature	Printed Name of Applicant(s)	Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[signature]	Cindy Savage	
Signature of Property Owner	Printed Name of Property Owner	Date
Signature of Property Owner	Printed Name of Property Owner	Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

* *

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

RECORDING REQUESTED BY

Placer Title Company

Escrow Number: 201-36944 -VN

AND WHEN RECORDED MAIL TO

CYNTHIA B. SAVAGE
P.O. BOX 3036
DIAMOND SPRINGS, CA 95619

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2004-0100344-00
Acct 6-PLACER TITLE CO
Monday, DEC 06, 2004 14:30:00
Ttl Pd $158.50 Nbr-0000662986
LMT/C1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

PCOS
FILED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $148.50 City Transfer Tax: $0.00
() computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

C. BRUCE CRAWFORD and MERLE R. CRAWFORD, Trustees of the Crawford Family Trust, dated October 30, 1991

Hereby GRANT(S) to

CYNTHIA B. SAVAGE, a married woman, as her sole and separate property

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, CITY OF PLACERVILLE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, OF BLOCK 30, AS THE SAME ARE MARKED, DESIGNATED AND NUMBERED ON THE OFFICIAL MAP AND IN THE FIELD NOTS OF THE OFFICIAL SURVEY OF THE CITY OF PLACERVILLE, CALIFORNIA, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF EL DORADO, STATE OF CALIFORNIA, A FENCE POST CORNER, MARKED P.S.W. COR; FROM WHICH THE NORTHWEST CORNER OF BLOCK 29, BEARS SOUTH 34 DEG 15' WEST 64.0 FEET, THENCE ON FENCE LINES ON SOUTHEASTERLY SIDE OF SMITH STREET NORTH 1 DEG 05' WEST 55.91 FEET, NORTH 25 DEG 44' EAST 23.94 FEET, NORTH 47 DEG 16' EAST 51.05 FEET, NORTH 58 DEG 28' EAST 120.45 FEET, NORTH 46 DEG 41' EAST 17.08 FEET, NORTH 37 DEG 16' EAST 22.91 FEET, NORTH 31 DEG 47' EAST 23.73 FEET, AND NORTH 24 DEG 55' EAST 115.82 FEET TO A POST MARKED P.N.W. COR; THENCE SOUTH 73 DEG 57' EAST 9.80 FEET TO JACKSON STREET, THENCE ON FENCE LINES ON THE WESTERLY SIDE OF SAID STREET, SOUTH 13 DEG 45' WEST 117.7 FEET, SOUTH 19 DEG 21' WEST 47.84 FEET, SOUTH 6 DEG 35' EAST 43.18 FEET, SOUTH 20 DEG 28' EAST 56.04 FEET, SOUTH 1 DEG 23' EAST 24.0 FEET, SOUTH 7 DEG 17' WEST 70.63 FEET, SOUTH 5 DEG 29' WEST 32.02 FEET, AND SOUTH 16 DEG 17' WEST 21.0 FEET TO THE SOUTHEAST CORNER, A SIX INCH IRON SPIKE, THENCE ON FENCE LINE OF NORTHERLY LINE OF MILL STREET NORTH 70 DEG 45' WEST 222.34 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF PLACERVILLE FOR THE WIDENING OF MILL STREET IN DEED RECORDED FEBRUARY 16, 1967 IN BOOK 822 OF OFFICIAL RECORDS OF EL DORADO COUNTY AT PAGE 157.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

100344

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF PLACERVILLE IN DEED RECORDED MARCH 3, 1993, IN BOOK 3972 AT PAGE 535, OFFICIAL RECORDS OF EL DORADO COUNTY.

A.P.N. 001-072-03-100

Dated: November 30, 2004

SIGNATURE PAGE FOR GRANT DEED

The Crawford Family Trust

By: C. Bruce Crawford
C. BRUCE CRAWFORD, TRUSTEE

By: M. L RC Crawford
MERLE R. CRAWFORD, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF El Dorado

On 12-2-04 before me, Vanessa Norgauer notary public, personally appeared

C. Bruce Crawford ; Merle R. Crawford

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument an acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Signature: Vanessa Norgauer
Commission Expiration Date: 4-30-05

VANESSA NORGAUER
Commission # 1302997
Notary Public - California
El Dorado County
My Comm. Expires Apr 30, 2005

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

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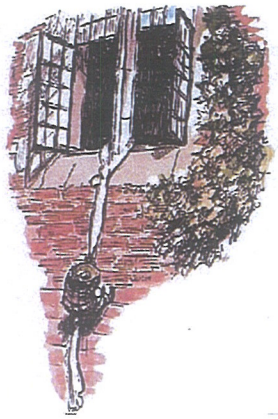
O:\SlrPkg.doc (4/2002)

12/06/2004.20040100344

Toad Hall

SOUTH SIDE ELEVATION

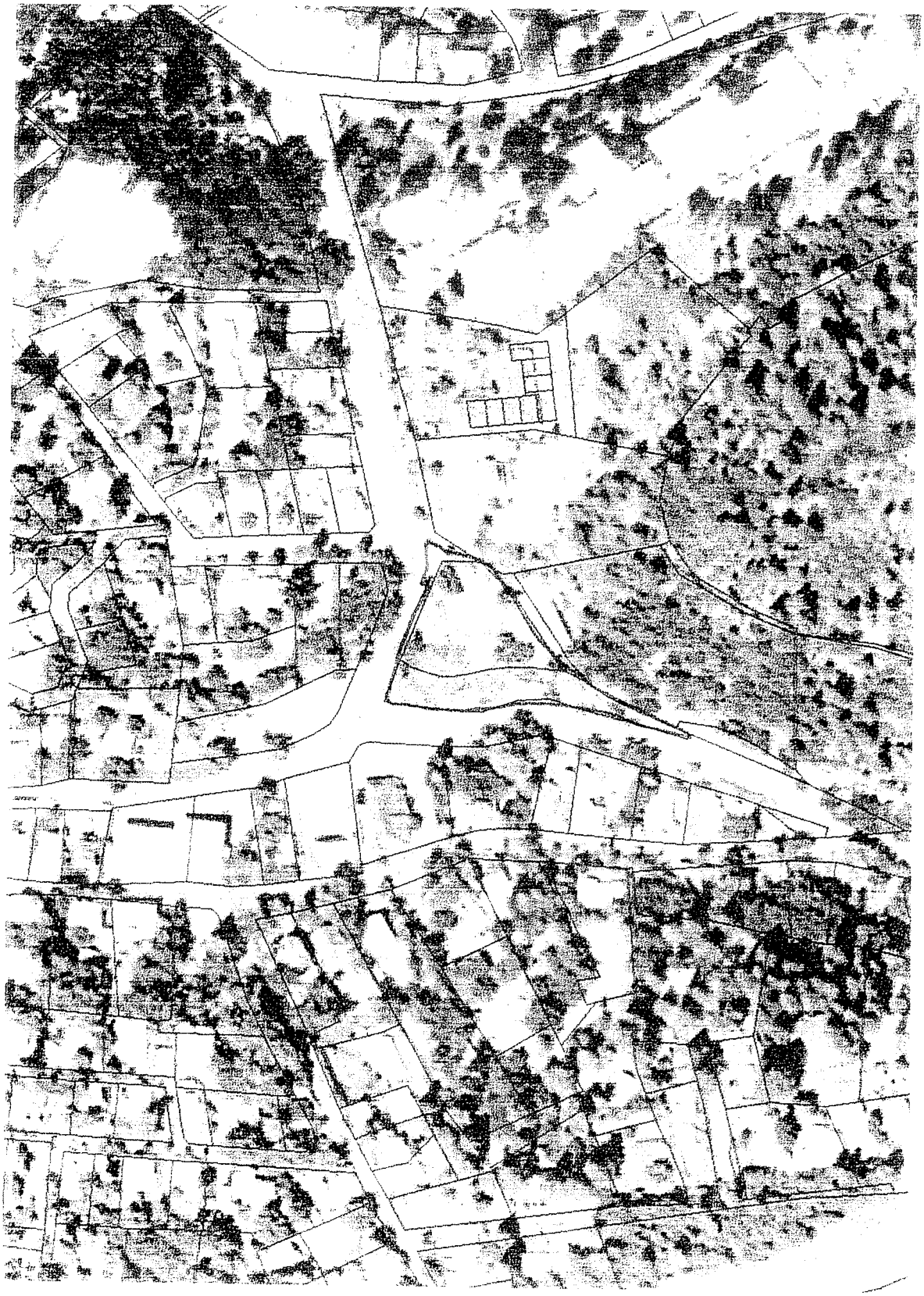
FRONT ELEVATION



Toad Hall

NORTH SIDE ELEVATION

REAR ELEVATION



AERIAL OF
TOAD HALL NEIGHBORHOOD

Toad Hall

A Joint Work Living Space Community Project

May 24th, 2017

Dear Commissioners,

This project began in 2004 when I purchased the property on the corner of Spring and Pleasant in Placerville, with the idea a creating a home for myself and a place to share with others that would meet the needs of people who love downtown, like the economy of living and working in the same place and who want a living space artistic and innovative. From this concept, four years were spent changing the zoning from professional to mixed use, something the city staff recommended and saw as adding vibrancy to the downtown scape then hammering out with neighbors, staff, City Council and the Planning Commission, a project that worked. This proved to be a much longer and more laborious task than anyone first foresaw.

When Entitlement was finally given in 2008. I hardly need to say, a dramatic downturn in the economy was upon us which caused banking, real estate development, Placerville City economy to catapult into the deepest 'recession' in decades. This period was a longer and stronger period of poor economy for our area and for Toad Hall.

The City has been gracious in the interest of seeing The Toad Hall Project weather past conditions, opposed to developing the project, in granting continued Entitlement to May of this year. With this last request for an Entitlement extension, ending May 24 2018, we can proceed to see this project built. Lending at last supports the project, as do economic factors. We are able to move ahead to rework the plans, engineering, landscape etc., bringing everything up to new codes and standards required and prepare to final plans for approval to City Staff.

I am submitting this request to you with a thank you for your support and belief in this project. Toad Hall will be more than a beautiful addition to Placerville it will also provide much needed housing within the city limits where the demand is great .

Sincerely,

Cindy Savage