



Public Notice Placerville Planning Commission Public Hearing

The Placerville Planning Commission will conduct a public hearing on the following agenda item:

FILE: **Site Plan Review (SPR) 23-08**

REQUEST: Consideration of a Master Sign Plan application within the Commercial Zone for Grandpa's Corner commercial center for: (1) One multi-tenant V-shaped, two-faced ground sign, 46-inches tall, with a stacked stone veneer base and external illumination via solar landscape spotlights; (2) One 24 square foot wall sign on the eastern façade of 7533-A Green Valley Road; (3) Projecting signs for 7533 Green Valley Road Units B-C, 7553 Green Valley Road, and 7559 Green Valley Road not to exceed a total 37.3 square feet; and (3) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and Section 15303.

LOCATION: 7533, 7553, and 7559 Green Valley Road, Placerville, CA.
APNs: 325-120-070, 325-120-057, and 325-120-079.

APPLICANT/PROPERTY OWNER: 7533 Green Valley, LLC, JAJ Green Valley, LLC, and JAJ Industrial, LLC

AGENT: Ann McQuillen, Team Commercial

DATE/TIME/PLACE

OF HEARING: March 19, 2024, 6:00 p.m., Town Hall, 549 Main Street, Placerville

For further information regarding this application, you may review the files for this request at the Development Services Department during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. prior to the public hearing; alternatively, the public may view filed documents via the Planning Division's, Current Development Projects webpage:

<https://www.cityofplacerville.org/current-development-projects>.

The Planning Commission may propose modifications or other conditions deemed to be appropriate. Any persons interested in this matter are invited to attend and present testimony either for or against the proposed application. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Development Services Department at, or prior to, the public hearing.

Written comments on this project may be submitted at the hearing or prior to the hearing, by mailing, delivering them to the Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667, or by email to pv.planning@gmail.com. For inclusion in the agenda packet, written comments of interested parties should be submitted to the Development Services Department prior to Monday, March 11, 2024 at 5:00 p.m.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours prior to the meeting, if possible.

Development Services Department, City of Placerville
3101 Center Street, Placerville, CA (530) 642-5252

Figure 1. Project Location

