

Carole Kendrick, Director of Development Services

Placerville Planning Commission

3101 Center Street, 2nd Floor

Placerville, CA 95667

Dear Ms. Kendrick and Planning Commissioners:

We have received notice re: the Public Hearing for filing of a Conditional Use Permit and two Variance issues (shed and parking) at the Sequoia Mansion.

Our family has owned the property adjacent to, and west of, the Sequoia for over 70 years. Having the Elks Lodge, and then the Sequoia, and the Wedgewood as neighbors, has, for the vast majority of the time, been a comforting and agreeable experience. We realize that there are many challenges confronting the upkeep and management of a such a large building within the confines of a "city lot". To be further restricted with more recent zoning codes could hamper the (now commercial) activities of the current property owners.

We personally have lived next door for more than fifty years. Since 2001, we have found the need to contact the city or the management of the property on some occasions when certain obvious violations of city building or zoning codes have occurred. In many instances (2019, unpermitted patio construction, 2024 accessory shed) the actions come first, then to be followed by a request from them for legalization - after the fact! We have to wonder why, at this point in time, the Sequoia is suddenly asking for a CUP and 2 Variances on their property?

They are good neighbors in so many senses of the word. There is no litter around the property, there is never any infractions re: noise at late hours, their music is wonderful, the owners and guests are considerate and polite. We have never heard a disparaging word among neighbors re: the behavior of anyone on the property.

I would like to point out three key points on this agenda item to the Planning Commission.

1. I believe the shed mentioned is a temporary one. It is, indeed, at the front, not rear, part of the property, but it makes sense to have it there. It is close to the front lawn and east patio areas for easy access for employees to move folding chairs from those areas to and from the shed. Visually, the shed blends in with the overhanging foliage. Lastly, during my conversations with the neighbors adjoining the property (the Kleins), they do not object to the shed's location. My only concern would be that if the shed were to be made permanent, that a survey be done first to locate the sewer line for the Sequoia,

because decades ago, there was a leak in their sewer line (believe me, we know!), and it was along that N-S property line (perhaps the sewer line has since been moved).

2. If the property is to be reclassified as an "Event Venue", we feel that it has already been operating under that title and very successfully! The divine odors of well-prepared meals, and the lovely sounds of happy guests attest to that fact! Our only concern would be the parking issue, of which the Wedgewood and Olivo Enterprises seem well aware. Due to Topography, and Property Shape and Size the owners are very hampered in being able to increase on-site parking.

In 2002 the owners attempted to satisfy this problem by trying to provide additional parking within 300' of the property at 2 nearby churches and a mortuary. However, we don't think that plan ever totally materialized, although it may be an idea worth pursuing (However, two of those places are now under private ownership).

It is our understanding that certain commercial properties must provide onsite parking, determined by the number of guests allowed at the site. Wedgewood's website lists their occupancy at 200. With the newly requested "Events" status, that figure may or may not increase. As such, the parking spaces are driven by the capacity of the venue. The current number of parking spaces deemed necessary by the Sequoia is 34.... Yet the numbered spaces in the east parking area number 24... a problem, indeed. To cut the occupancy curtails the profits... it is a hard spot to be in, and we wish we had some magical answers.

3. The parking to the north of the building (in the rear), although not considered Guest parking, is currently being used by management and other employees. Like the number of guests, the number of employees has, as a direct result, risen in the past 25 years, denoting the success of the establishment. Since our fence is immediately beside the upper rear driveway to the Sequoia, our greatest concern for parking is for the employees rather than the public, per se. Many vehicles line Bee St, for many events next door, and they do not bother us a bit.

Our concern is one of safety for many individuals. The number of employees (most arriving individually in vehicles) has reached the saturation point in the back driveway. At super big events, the driveway is blocked by employees' cars, spilling on to Weaver Way (a private street behind the restaurant) if possible, I will enclose a photo from Summer, 2025 showing the problem).

This creates a public safety hazard! Fire department vehicles cannot gain access to the rear of the building – where the kitchen is located, and a likely spot for a fire to start. We

also have a personally vested interest in this, we admit, since our home is barely 40' from the Sequoia.!

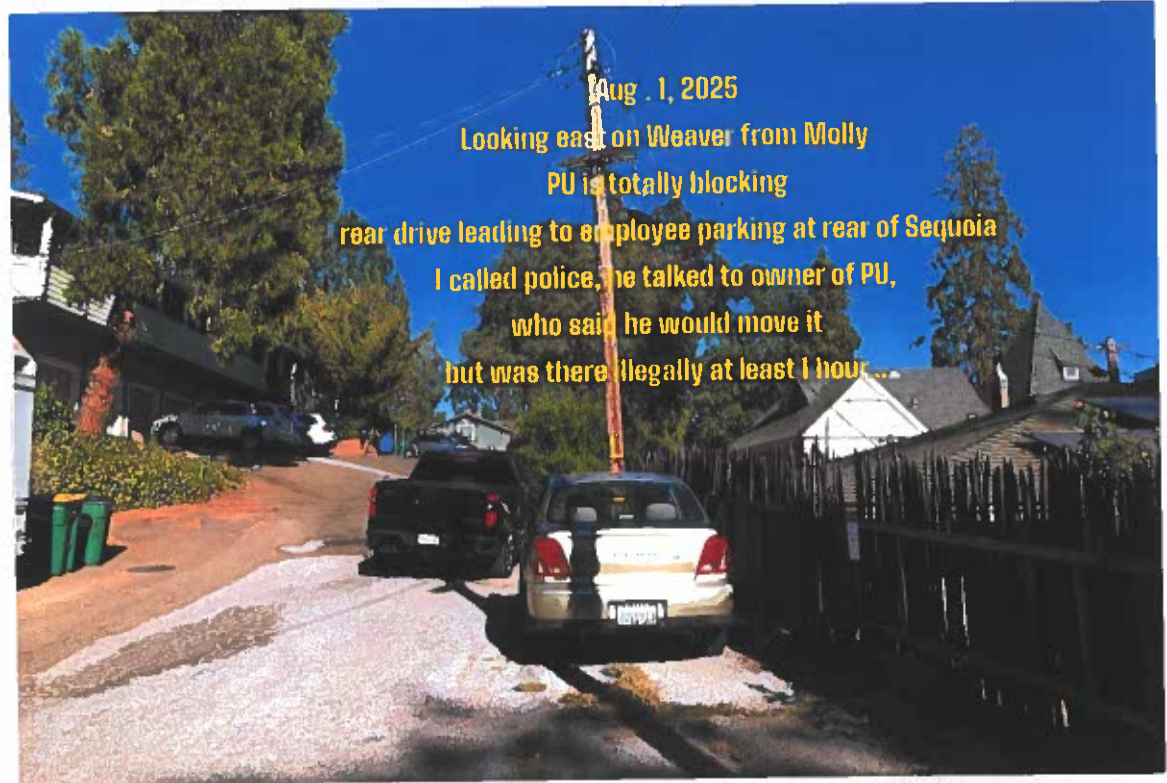
We do believe there is room for some parking (maybe 5 spaces?) in the rear of the building for employees, but marked with lines and not haphazardly parked as they now seem to do. Again, parking is very limited due to the topography.

We hope you can find an amenable solution to these vexing problems facing the Sequoia Mansion. It is such a beautiful, vintage building, and deserves to continue the second chance it has been given by the Olivos and Wedgewood to beautify our city. Thank you for your time in perusing this issue.

Sincerely,

Peggy and Ron Cecchetti
2909 Molly Lane Placerville, CA 95667

April 27, 2026



Aug . 1, 2025

Looking east on Weaver from Molly

PU is totally blocking

rear drive leading to employee parking at rear of Sequoia

I called police, he talked to owner of PU,

who said he would move it

but was there illegally at least 1 hour ...