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## Planning Commission Staff Report

**Meeting Date:** July 15, 2025

**Prepared By:** Carole Kendrick, Development Services Director

### PROJECT INFORMATION SUMMARY

**Case File:** Site Plan Review (SPR) 21-03-E3, Variance (VAR) 21-01-E3, and VAR 21-02-E3 – Mackinaw Hotel 12-Month Extension Request  
3001 Jacquier Road / APN: 048-290-042 & -038

**Request:** Request for a twelve (12) month extension for the Mackinaw Hotel, a 112-room hotel, including variances for building height and allowed compact parking stalls.

**Summary Recommendation:** Staff recommends approval of this request as conditioned.

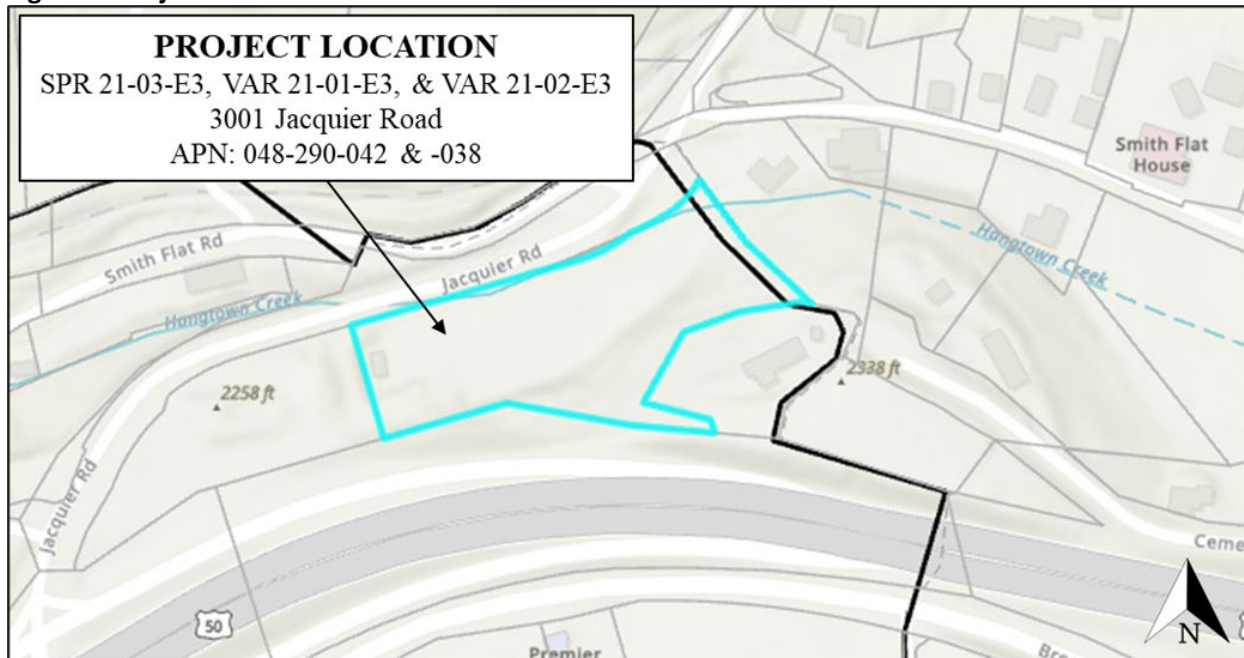
<u>Applicant/Property Owner:</u>	Apple Hill Hospitality, LLC
<u>Representative:</u>	Brett Miller, Eat.Sleep.Drink
<u>Address:</u>	3001 Jacquier Road
<u>APN:</u>	048-290-042 & -038
<u>Lot Area:</u>	3.013 acre
<u>General Plan:</u>	Highway Commercial, HWC
<u>Zoning:</u>	Highway Commercial / Airport Overlay, HWC / AO
<u>Existing Use:</u>	Vacant – existing foundation (suspended construction for previous hotels, Holiday Inn Express and subsequently Hampton Inn & Suites)
<u>Environmental Document:</u>	Negative Declaration (EA 21-01) adopted May 11, 2004, and Negative Declaration Addendum adopted January 4, 2022

**Decision Making Authority:** The Planning Commission is authorized under Zoning Ordinance Sections 10-4-9, Site Plan Review, subsection (K), Building Permit; Issuance, to consider timely applications requesting a one-year extension for approved Site Plan Reviews. In no case shall a Site Plan Review approval be valid for a period exceeding five (5) years from the original date of approval.

## SITE DESCRIPTION

The site is a 3.013-acre parcel located within the Highway Commercial / Airport Overlay (HWC/AO) zone in eastern Placerville, approximately 164 feet north of Highway 50 and 570 feet east of the intersection of Point View Drive and Jacquier Road (Figure 1).

**Figure 1. Project Location**



## Background

On December 21, 2021, the Planning Commission first considered the request from Apple Hill Hospitality, LLC for:

1. SPR 21-03 for a 112-room hotel, including meeting facilities, guest dining, parking, landscaping, and miscellaneous roadway improvements;
2. VAR 21-01 to allow an average building height of 46 feet 7 inches, with an overall building height of 46 feet, 10 inches, and a top chimney height of 52 feet 10 inches in lieu of 40 feet in the Highway Commercial Zone (HWC / AO); and
3. VAR 21-02 to allow up to 44% compact parking spaces in lieu of 20%.

The items were continued to January 4, 2022, to allow for review by the Airport Land Use Commission regarding the variance request to allow an increase in building height. On January 4, 2022, the Planning Commission conditionally approved SPR 21-03, VAR 21-01, and VAR 21-02.

On July 18, 2023, the Planning Commission considered a request for a 12-month extension for the project. At the time of the request, the building plans had been submitted to the Building Division for review. The first review was completed, with comments provided to the applicant's

architect for consideration and plan resubmittal. The Planning Commission granted the extension request, extending the approval of SPR 21-03-E, VAR 21-01-E, and VAR 21-02-E to July 5, 2024.

On June 18, 2024, the Planning Commission considered a request for a 12-month extension for the project. The extension was approved by a vote of 4-0 extending the approval of SPR 21-03-E, VAR 21-01-E, and VAR 21-02-E to July 5, 2025.

On June 17, 2025, the Planning Commission reviewed a request for a 12-month project extension. Noting that the proposed final 12-month extension would leave 6 months of available extension time in 2026, the Commission asked staff to explore the feasibility of granting an 18-month extension to fully utilize all remaining extensions. The City Code section discussion is provided in the authority for application section under project analysis.

## **PROJECT ANALYSIS**

The following section provides an overview of relevant City of Placerville regulations regarding the extension request.

### **General Plan Consistency:**

The hotel use and associated site development design approved under SPR 21-03, VAR 21-01, and VAR 21-02 was found to be and continues to be consistent with the purposes of the Highway Commercial General Plan Land Use designation, in that they would provide for freeway-oriented overnight accommodation use that is necessary and convenient to the traveling public. No change to General Plan land use designation of the site has occurred.

### **Zoning Ordinance Consistency:**

City Code Section 10-4-9 states that a site plan review approval expires five years (60 months) from the original approval date. The site plan review and variance application, originally approved on January 4, 2022, had an initial expiration date of July 5, 2023.

If approved, this request would mark the third extension for the project. As of July 5, 2025 (the current extension deadline), three and a half years (3.5 years) will have passed since the original approval. The five-year deadline, per the City Code, is January 4, 2027.

The City Code grants the Planning Commission discretion to approve a 12-month extension under Section 10-4-9. If the Commission approves a 12-month extension, the new expiration date would be July 5, 2026, with one (1) six (6) month extension available.

The Development Services team has consulted the City Attorney for confirmation and confirmed that the Planning Commission may only grant a six (6) month extension. Staff are exploring a review of the City Code concerning Extension of Time applications to enhance clarity for applicants, decision-makers, and staff.

**Authority for Application:**

Per Section 10-4-9 of the Placerville Zoning Ordinance, the Planning Commission may consider a request to extend the approval of a site plan review if the applicant makes a request and pays a new fee prior to the expiration. Under this Section, the Commission's role under an extension request does not involve a reconsideration of its previous approvals but must consider any changes to the Placerville City Code or the project when it renders its decision.

The Placerville City Code Section 10-4-9(K)1. states:

*Building Permit To Be Issued Within Eighteen Months: The approval of the site plan shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. In no case shall site plan review approval be valid for a period exceeding five (5) years from the original approval date. The planning commission may grant a one-year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The planning commission shall consider any changes to this code or to the project when granting the extension.*

Staff verified with the City Attorney that the Placer City Code permits only a 12-month extension. If the Planning Commission wishes to consider changes to the extension ordinance, staff can submit a request to the City Council for direction.

No changes are proposed by the applicant. No relevant changes to City Code have occurred since project approval being granted on January 2, 2022. The property owners submitted a timely request for an extension on April 1, 2025 (see Attachment 1).

**Conditions:**

All Conditions of Approval by the Planning Commission on January 4, 2022, shall remain in effect and shall be included by reference (see Attachment 2) with the twelve-month extension request approval. All existing conditions of approval and environmental mitigation measures under the Mitigated Negative Declaration and Addendum are available upon request.

**Environmental Review:** An Addendum to Mitigated Negative Declaration (EA 21-01) previously prepared Negative Declaration for the Gateway Hotel and Gas Station Project Addendum dated May 11, 2004, used for the Hampton Inn and Suites Project approved January 17, 2017, was adopted by the Planning Commission for SPR 21-03, VAR 21-01, and VAR 21-02 on January 4, 2022.

**Project Status:**

Submittals to date for the project include the following: the revised set of construction documents, first set of structural plans, the second revision of the landscaping and irrigation plans, and on- and off-site improvement plans.

As of May 16, 2024, and May 28, 2024, respectively, comments from both Planning Division and Engineering Department have been provided to the applicant for consideration and resubmittal.

The applicant has indicated that they are continuing to work towards obtaining permits from the City of Placerville and El Dorado County (see Attachment 1).

### **RECOMMENDED PLANNING COMMISSION ACTION**

Staff recommends that the Planning Commission take the following action:

- I. Hold a public hearing; and,
- II. Adopt the Staff Report as part of the Public Record; and,
- III. Make the following findings in support of the 12-month time extension request for SPR 21-03-E3, VAR 21-01-E3, and VAR 21-02-E3:
  1. An Addendum to Mitigated Negative Declaration (EA 21-01) previously prepared Negative Declaration for the Gateway Hotel and Gas Station Project Addendum dated May 11, 2004, used for the Hampton Inn and Suites Project approved January 17, 2017 was adopted by the Planning Commission for SPR 21-03, VAR 21-01, and VAR 21-02 on January 4, 2022 and the proposed request remains consistent with EA 21-01).
  2. No changes to the Zoning Ordinance have occurred since the project approval in 2022 that would have relevance to the project.
  3. There are no changes proposed by the project proponents.
- IV. Grant a 12-month time extension for SPR 21-03-E3, VAR 21-01-E3, and VAR 21-02-E3 from July 5, 2025, extending the expiration of these entitlements to July 5, 2026, subject to the following condition:
  1. All Conditions of Approval approved by the Planning Commission on January 4, 2022, for SPR 21-03, VAR 21-01, and VAR 21-02 shall remain in effect and shall be included by reference with the twelve-month time extension request approval.

**ATTACHMENTS**

1. Extension Request for SPR 21-03-E3, VAR 21-01-E3, and VAR 21-02-E3 – Email (April 1, 2025)
2. Conditions of Approval – SPR 21-03-E, VAR 21-01-E, and VAR 21-02-E
3. Proof Publication

**INCORPORATED BY REFERENCE**

City of Placerville General Plan

City of Placerville Zoning Ordinance

Contents of City of Placerville Planning Department Project File SPR 21-03 (E1-E-3), VAR 21-01 (E1-3), VAR 21-02 (E1-3), EA 21-01

City of Placerville Building Department 18991, 18992, 18983, 22633, 22634 and 22635