



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667
Planning (530) 642-5252 · Building (530) 642-5240 ·
Code Enforcement (530) 642-5579

MAY 6, 2026

To: Tong, Jeffrey & Woo Siochi Melissa / 1623 Virginia St, Berkeley, CA 94703
Re: CE-2026-063 / 413 – 419 Main St, Placerville, CA 95667 / APN: 001-211-011-000 / Zone: CBD

Dear Property Owner:

NOTICE TO CORRECT

We are aware of the following violation occurring at the address referenced above:

1. **VIOLATION:** The Sotheby's Real Estate business that recently moved into the 413 Main St office is a formula business, which requires a Conditional Use Permit to occupy the office space; no Conditional Use Permit has been obtained through the City Planning Department.
APPLICABLE CODE SECTIONS: *City Code 10-4-15 – Zone Regulations*, subsection (C) Conditional Uses.

REMEDY OPTIONS:

- 1) Cease the occupancy of the 413 Main St Office. Contact the Planning Department to inquire about how to obtain the required Conditional Use Permit to allow Sotheby's to occupy the office space NOTE: Conditional Use Permits are required to be presented to the Planning Commission for approval. Email Code Enforcement bi-monthly updates to Code Enforcement for the duration of the permit to ensure compliance efforts are being documented to prevent further enforcement.
- 2) Do nothing. The code case will proceed with enforcement which may include recording a Notice of Non-Compliance against the Title and issuing monetary fines for continued non-compliance.

This Notice to Correct is a request for your cooperation in voluntarily abating the violation on your property. If we do not hear from you within 10 calendar days, by **MAY 16, 2026**, we will proceed with the formal Notice of Administrative Violation with associated fines.

Additionally, as the legal owner charged with this Notice to Correct, you have the right to request an appeal hearing regarding this Notice. This appeal must be provided to the City Clerk at 3101 Center St, Placerville, in writing within 10 calendar days of receipt of this Notice, by **MAY 16, 2026**. The request for hearing must be submitted on forms provided by Code Enforcement, must include a \$50 hearing fee, and may also require a security deposit – at the discretion of the Director of Development Services – as security for compliance with this Notice. A hearing will be scheduled within 30 calendar days following receipt of your written request and fees.

Please take the time to address this matter immediately. Office visits are by appointment only.

Sincerely,

Jay Roberts

Code Enforcement Official

Email: jroberts@cityofplacerville.org