



## City of Placerville

Development Services Department  
3101 Center Street, Placerville, CA 95667

### DRAFT CONDITIONS OF APPROVAL

**PLANNING COMMISSION DATE:** May 19, 2026  
**PROJECT NAME:** Sequoia Mansion Event Venue  
**PROJECT NUMBER:** CUP26-01, VAR26-01 & VAR26-02  
**DESCRIPTION:** A request for a Conditional Use Permit to formalize the existing use of the Sequoia Mansion as an Event Venue (weddings and special events), Variance 26-02 to legalize an existing accessory shed and allow encroachment into the front yard setback, and Variance 26-01 for a reduction in on-site parking due to historic lot constraints  
**OWNER:** Olivio Enterprises  
**APPLICANT:** Wedgewood Weddings & Events  
**LOCATION:** 643 Bee Street  
**ASSESSOR'S PARCEL NUMBER(S);** 001-111-034, -032 & -027

Note: Any conditions revised at the hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the department originating the condition.

#### STANDARD CONDITIONS

1. The permit for the above-referenced Conditional Use Permit and Variances consists of all Conditions of Approval herein.
2. The Project Site shall be maintained in accordance with these Conditions of Approval.
3. The use hereby permitted is for the operation of an Event Venue (weddings, banquets, and special events) within the existing historic Sequoia Mansion at 643 Bee Street. No new construction or major exterior alterations to the historic building are authorized under this approval.
4. The permittee shall defend, indemnify, and hold harmless the City of Placerville, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Placerville or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Placerville, its advisory agencies, appeal boards, or legislative body

concerning CUP 26-01, VAR 26-01, and VAR 26-02. The City of Placerville will promptly notify the permittee of any such claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the permittee or fails to cooperate fully, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

5. This approval is subject to the City of Placerville Zoning Ordinance Chapter 10-3 (Conditional Use Permits and Variances) and is subject to all timing requirements therein.
6. The uses and improvements authorized pursuant to this approval shall comply with all applicable provisions of the Placerville City Code, Zoning Ordinance, and all other applicable local, state, and federal regulations. The development and operation of the premises shall conform substantially with the approved site plan (Attachment A), unless otherwise amended by these conditions.
7. The applicant/permittee shall be responsible for securing all necessary permits and approvals from other City departments and outside agencies.
8. Any new use, modification, expansion, or activities not authorized under this Conditional Use Permit and Variances shall require a new application and approval by the Planning Commission.

#### **OPERATIONAL CONDITIONS**

9. Maximum occupancy for events shall not exceed 250 persons at any one time, consistent with prior approvals (CUP 01-01).
10. The permittee shall utilize on-site parking and the approved off-site shared parking areas prior to any use of public streets for event parking.
11. The permittee shall comply with the terms of the executed Shared Parking Agreements with New Wine Christian Fellowship (680 Bee Street) and Templo El Messias Placerville (669 Bee Street). Wedgewood Weddings & Events shall be solely responsible for parking management, enforcement, trash removal, and site cleanup associated with use of the off-site parking areas.
12. Approved on-site parking spaces shall be reserved primarily for event guests/patrons. Employee parking shall be limited to the designated rear area and shall not block the rear driveway or impede emergency vehicle access (including Fire Department access to the kitchen area). The permittee shall mark approximately 5 employee parking spaces in the rear area.

13. The permittee shall maintain accurate records for all events, including attendance, parking arrangements, and off-site parking usage. These records shall be available for review by City staff upon request for a minimum of 30 days following each event.

#### **SPECIFIC IMPROVEMENT & MITIGATION CONDITIONS**

14. The existing accessory shed authorized under Variance 26-02 shall remain in its approved location. If the shed is to be converted from temporary to permanent, the permittee shall provide a survey confirming there is no conflict with the sewer line prior to issuance of any building permit.
15. The commercial kitchen exhaust vent shall not be operated overnight (outside of active event hours) so as to minimize noise impacts on neighboring residential properties.
16. Garbage collection for commercial dumpsters shall be scheduled after 7:00 a.m. whenever feasible.
17. The permittee shall maintain the property in a neat and orderly condition, including regular litter control and landscape maintenance consistent with the historic character of the Sequoia Mansion.

#### **ENFORCEMENT**

18. This Conditional Use Permit and associated Variances may be revoked or modified by the Planning Commission for violation of any condition of approval or for other good cause following a public hearing.
19. Failure to comply with any condition of approval shall constitute a violation of the Placerville Municipal Code and may result in enforcement action, including fines, permit revocation, or other remedies available to the City.

#### **END OF CONDITIONS**