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Planning Commission Staff Report

Meeting Date: June 16, 2026

Prepared By: Carole Kendrick, Development Services Director

PROJECT INFORMATION SUMMARY

Case File: Site Plan Review (SPR) 21-03-E4, Variance (VAR) 21-01-E4, and VAR 21-02-E4 – Mackinaw Hotel 6-Month Extension Request
3001 Jacquier Road / APN: 048-290-042 & -038

Request: Request for the final six (6) 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 the final 6-month extension request, subject to all previously adopted Conditions of Approval.

<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>	3.01 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.

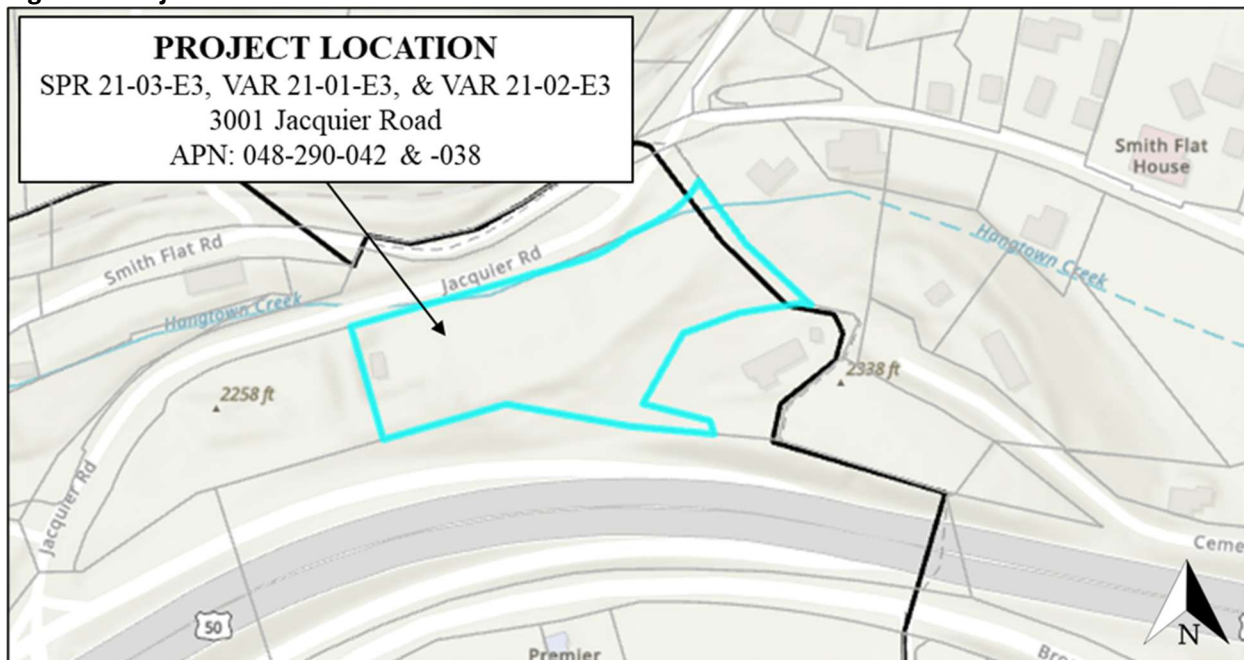
The Placerville City Code Section 10-4-9(K)1. states:

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.

SITE DESCRIPTION

The site is a 3.01-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 SPR21-03, VAR21-01, and VAR21-02.

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 SPR21-03-E, VAR21-01-E, and VAR21-02-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 SPR21-03-E2, VAR21-01-E2, and VAR21-02-E2 to July 5, 2025.

On June 17, 2025, the Planning Commission considered a request for a 12-month extension for the project. The extension was approved by a vote of 5-0 extending the approval of SPR21-03-E3, VAR21-01-E3, and VAR21-02-E3 to July 5, 2026.

On May 19, 2026, Development Services staff received a request for the final extension of SPR21-03-E4, VAR21-01-E4, and VAR21-02-E4 to January 5, 2027 (see Attachment A). The project upon approval of the final extension will have until January 4, 2027, to have a building permit issued, otherwise the project would need to go through the entitlement process under the current standards at the time of submittal.

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 fourth and final extension for the project. As of July 5, 2026 (the current extension deadline), four and a half years (4.5 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 6-month extension under Section 10-4-9.

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 B) 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.

No modifications to the Conditions of Approval are proposed or warranted as part of this extension.

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, structural plans, landscaping and irrigation plans, and on- and off-site improvement plans.

The applicant has indicated that they are continuing to work towards obtaining permits from the City of Placerville.

RECOMMENDED PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission take the following action:

- I. Hold a public hearing; and,
- II. Make the following findings in support of the 6-month time extension request for SPR 21-03-E4, VAR 21-01-E4, and VAR 21-02-E4:

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.
- III. Grant a 6-month time extension for SPR21-03-E4, VAR21-01-E4, and VAR21-02-E4 from July 5, 2026, extending the expiration of these entitlements to January 4, 2027, 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

- A. Applicant's Extension Request (email)
- B. Conditions of Approval

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, 22635 and BP-2026-253