



*"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."*

## Planning Commission Staff Report

**Meeting Date:** May 5, 2026

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

### PROJECT INFORMATION SUMMARY

**Case File:** Conditional Use Permit (CUP) 26-01, Variances (VAR) 26-01 and 26-02 "Sequoia Mansion"

**Request:** Consideration of a request to: (1) legalize the use of the existing building from a restaurant to an event venue and legalize an existing accessory shed; (2) allow the shed to encroach into the required setback; and (3) approve a parking reduction variance due to site topography. The project is located at 643 Bee Street, Placerville, CA (APNs 001 111 034, 032, and 027). Property Owner/Applicant: Olivio Enterprises. The project is Categorical Exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities).

**Summary Recommendation:** Staff recommends that the Planning Commission open the public hearing, take public testimony, and continue the item to a future date pending formal parking agreements with three (3) surrounding property owners.

<u>Property Owner/Applicant:</u>	Olivio Enterprises / Wedgewood Weddings
<u>Address:</u>	643 Bee Street
<u>APN:</u>	001-111-034, -032 and -027
<u>Lot Area:</u>	0.78 acres
<u>General Plan Designation:</u>	Business Park (BP)
<u>Zoning:</u>	Business Park (BP)
<u>Existing Use:</u>	Wedding Venue
<u>Environmental Document:</u>	Categorically Exempt per §15061(b)(3) & §15031
<u>Decision Making</u>	Placerville Zoning Ordinance §10-3-1(C) for CUP and §10-3-5(A) for Variance;

### PROJECT DESCRIPTION

On January 27, 2026, Arcadis, Inc., on behalf of Wedgewood Weddings, submitted an application for a Conditional Use Permit (CUP) 26-01 to amend the existing use from a restaurant to a wedding venue; Variance (VAR) 26-01 requesting a parking variance to remove parking spaces on

the previous CUP approval due to topography constraints; and Variance (VAR) 26-02 to allow the existing shed to encroach into the front yard setback located at 643 Bee Street.

**PUBLIC COMMENTS**

After this item was advertised, staff has received two (2) public comments which are provided as Attachment A and B to this staff report.

**RECOMMENDED PLANNING COMMISSION ACTION**

1. Take public testimony and continue the item to a future meeting.

**ATTACHMENTS**

- A. Cecchittini letter dated 4.27.26
- B. Muster email dated 4.29.26

**INCORPORATED BY REFERENCE**

City of Placerville General Plan  
City of Placerville Zoning Ordinance  
Contents of City of Placerville Planning Department Project File CUP26-01, VAR26-01, VAR26-02, SPR02-01 & CUP01-01