

**CITY OF PLACERVILLE
CITY COUNCIL
STAFF REPORT**

APPLICATION NO.: Site Plan Review 06-01 TOAD HALL

DATE: August 17, 2006

REQUEST: Reconsideration of Site Plan Review for the site grading, drainage, parking, landscaping, sign identification and the construction of one 10,130 square foot three story mixed use professional office building/residential building on approximately 0.6 acres. The proposed mixed use consists of: three non-medical first floor business professional offices; one non-medical business professional office and two residential spaces on the second floor; and, two residence spaces on the third floor.

**APPLICANT/
OWNER:** Cynthia Savage
3050 Lewis Street
Placerville, CA 95667

LOCATION: 971 Spring Street, northwest corner of the intersection of Spring Street and Pleasant Street.

**ASSESSOR'S
PARCEL NO.:** 001:072:03

**GENERAL PLAN
DESIGNATION:** Business and Professional (BP)

ZONING: BP (Business and Professional)

CURRENT USE: Vacant

**SURROUNDING
USES:** West and north: Single-family residential.
East: Church, single- and multi-family residential, bed and breakfast, community organization/club.
South: Single-family residential.

SURROUNDING

ZONING:

North and west: BP

East and south: R1-6,000 and R2

ENVIRONMENTAL

DOCUMENT:

Categorical Exemption, §15332 (In-fill Development Project) of the California Environmental Quality Act Guidelines

AUTHORITY

FOR APPLICATION:

- California Environmental Quality Act Guidelines §15378 (Projects Under CEQA).

- City Code §10-4-9 et seq. (Site Plan Review).

APPELLANTS:

Robyn Rawers, Bart & Joyce Quigley, Joyce Bahnsen, Bret & Nancy Stone, Lewis & Elizabeth Zacharias, Fred Carnett, Carol Beverly.

RECOMMENDATION

Staffs recommends the City Council uphold the unanimous Planning Commission approval of the above request.

BACKGROUND

After City staff provided a 10-day public notice posted in the Mountain Democrat as well as notification to the applicant and adjacent property owners within 300' of the project, as shown on the last adopted tax role, the Planning Commission conducted a public hearing to consider Site Plan Review 06-01 on July 18, 2006. The approved Planning Commission Minutes for this request are provided as **Appendix 'A'**. On July 28, 2006, a Notice of Appeal was received.

DESCRIPTION OF SITE

Ms. Savage's Toad Hall is an approximately 10,000 square foot, three story mixed use structure. The proposed mixed use building consists of three for lease non-medical first floor business professional office spaces, one leased non-medical business professional space and two for lease residential spaces on the second floor, and two loft residence spaces on the third floor. The applicant, Cindy Savage, stated her intention to live and place her professional office within Toad Hall.

Toad Hall elevations are provided as Sheet A4 (**Exhibit A**). Gabled architecture with variable rooflines, vertical orientated aluminum windows, plaster exterior finishes and stone veneer attributes and details provide visual interest. The building is designed to conform to the sloping topography by breaking up its mass into two components. The

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bisection allows Toad Hall to blend into the site's existing terraced condition. The two components average approximately 35.5 in height, which is less than the 40 foot maximum building height allowed within the BP Zone. Building placement takes advantage of access to both Pleasant and Spring Streets and also allows views of the Bedford Avenue portion of the adjoining City Historic District.

Two accessory structures are proposed. A two-car detached garage is proposed with access from the upper parking area. Roof pitch, roof materials, exterior finish and color will match Toad Hall. The second structure is a trash enclosure that will use the same materials and paint used for Toad Hall. Metal gates will provide access and screen the enclosure contents.

Grading

Due to the previous rough grading of the site, approximately 1,400 cubic yards of cut and fill will be necessary to complete the project. Most of this grading will be necessary to accommodate the first floor and foundation. It is expected that this earth quantity will be balanced on site with no appreciable off haul.

Access/Parking

Site access is provided with driveway encroachments to both Spring Street and Pleasant Street. The Spring Street encroachment, however, offers limited sight distance in a westerly direction due to the crest of the hill at Spring Street. The applicant will re-stripe a portion of Spring Street, along the project's frontage, to allow for one westbound 14' wide travel lane and a 26' wide eastbound travel lane. See **Exhibit C**, "Striping Plan". Both lanes will taper to two 20' travel lanes, approximately 60 lineal feet west of the Spring Street / Pleasant Street intersection. The 26' wide eastbound travel lane will assist project eastbound traffic by providing the width of two travel lanes for drivers to merge if needed into traffic flow.

Spring Street access is located near the site's western boundary as shown on the Site Plan (**Exhibit A**). This new encroachment will provide vehicle access to 19 uncovered and 2 covered parking spaces and the new structure's second and third stories. It also will serve under an access easement for the residence at 2934 Pleasant Street, located upslope and north of the project site. The second encroachment to Pleasant Street will provide vehicle access to 9 parking stalls as well as same level access to the first story general office uses.

Pedestrian access to the site is provided by 5 foot wide sidewalks along the project's Spring and Pleasant Street frontages. Four foot wide internal walkways and stairways allow circulation within the site. Both the first and second floor areas designated for

general office uses are accessible to the disabled. An exterior stairway serves the third floor residences from the upper parking area.

Traffic

Traffic volume levels on Spring Street are approximately 3,500 vehicle trips per day. Staff does not have current traffic level volumes on Pleasant Street. Project traffic generation is estimated at 70 average daily trips (ADT). See Table 1. This mixed use project has the potential to reduce the anticipated 70 ADT. Commute trips not taken by possible future residential occupants who live and work in Toad Hall are not accounted for. However, the project's 70 ADT is not anticipated to change the Spring and Pleasant Street Level of Service A or create traffic congestion.

Table 1					
General Office Trip Generation					
	<u>Average Trip Per 1,000 SF*</u>	<u>SQ. FT of Building Per 1,000 SF</u>	<u># of Days</u>		<u>Daily Trips</u>
Weekday	11	5.2	5		286.00
Saturday	2.4	5.2	1		12.48
Sunday	1	5.2	1		5.20
Total					303.68
Apartment Trip Generation					
	<u>Trips Per Dwelling Unit</u>	<u>Dwelling Units</u>			<u>Daily Trips</u>
	6.63	4			26.52
Total Trips Divided By Seven Days = Average Daily Trips (ADT)					
Project Trip Generation					
General Office: 303.68 Total Trips / 7 Days = 43.38 ADT					
Apartments: 26.52 Daily Trips					
Total: 43.38 + 26.52 = 69.9 or 70 ADT					
*Institution Of Transportation Engineers <i>Trip Generation 6th Edition Volume 2</i>					

Building Identification

Two permanent signs with identical copy and dimension (one wall and one ground sign providing the building name and address) are proposed. The wall sign is proposed along the buildings rear elevation (west), to be mounted at the third floor level. It will provide building identification for eastbound Spring Street travelers. The ground sign is to be mounted along the retaining wall containing the Pleasant Street accessed parking area and will be visible to westbound Spring Street travelers. These two signs do not advertise the tenants or occupants but they indicate the location and name of the building. They serve as non-standard directional signs. The applicant intends to externally illuminate the signs; however no illumination details were submitted with this request.

Individual tenant signs were not proposed. Staff has conditioned the project to require the applicant to submit a Master Sign Plan for the site should requests for individual signs for the general office uses on the site be needed.

Landscaping

Detailed Preliminary Landscape Plans are provided. Native and non-native trees, shrubs and groundcovers are proposed throughout the project site. Most are drought resistant. All disturbed areas not covered with structures or parking areas, such as parking planter islands and street frontages, are landscaped. Street trees including native Ponderosa pine, Pacific wax myrtle and Black oak, and non-native maple and flowering pear are proposed along both Pleasant and Spring Streets. Low growing Mexican feather grass is planned for the site distance area on the site's Pleasant and Spring Street corner. Staff is recommending that, if this project is approved, the project proponent shall submit 10 copies of a final site size and species specific Landscape and Irrigation Plan for review and approval by the Planning Commission. If final plans are approved, the applicant shall record a Landscaping Maintenance Agreement for all landscaping located on site prior to construction permit issuance.

Exterior Lighting

The Site Plan (Sheet A1) and the Exterior Elevations (Sheet A4) provided show the conceptual location and type of light fixture used. Parking area lighting is served by pole mounted fixtures. Bollard lighting is provided along the pedestrian access to Spring Street and to parking area immediately adjacent to the rear of Toad Hall and Spring Street. Building lighting fixtures and fixture locations are not known by Staff. Due to the conceptual nature of project exterior lighting, Staff has conditioned the project if approved to submit a final Exterior Lighting Plan with photometric analysis to Staff for Planning Commission review and approval prior to issuance of a construction permit for the site.

ENVIRONMENTAL DOCUMENT

Staff conducted a review of the project and determined it is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines per §15332, in that project uses are consistent with the Placerville General Plan and the Placerville Zoning Ordinance; project site is less than five (5) acres in size and is surrounded by urban uses; due to the existing disturbed state of site soils, the site has no value as habitat for endangered, rare or threatened species; significant traffic, noise, air quality or water quality impacts from the project are not anticipated due to recommended conditions of project approval, City Code requirements and the City's Development Traffic Impact Fee program; the site is served by sewer, water and drainage utilities that are located in or adjacent to either Pleasant and Spring Streets.

GENERAL PLAN

Several General Plan goals and policies that are applicable to this project follow:

Community Design Element

Goal A: To preserve and enhance the overall visual attributes of Placerville.

Policy 5. To retain the natural landscape character of Placerville, introduced plants in public and private landscaping should be subordinate to and compatible with existing natural vegetation. The use of native and drought-resistant plants will be encouraged.

Goal D: To upgrade the visual qualities and functional efficiency of Placerville's local streets.

Policy 3. The City shall promote the installation and maintenance of landscaping in public and private areas appropriate to street type, surrounding architecture, general character of the district, and street beautification programs.

Goal I: To promote architectural quality throughout Placerville.

Policy 1. The City shall ensure that new development will be a positive addition to the city's environment and not detract from the nature and character of appropriate nearby established development because of architectural style, scale, or location.

Policy 2. The City shall encourage all new development to respect distinctive landforms and significant plants and plant groups in its design.

Goal J: To promote development of aesthetic and functional signage and reduce visual clutter.

Policy 1. The City shall only allow new signs that are appropriate in design and scale, while making adequate provisions for business identification.

NOTICE OF APPEAL

Exhibit D of the Staff Report contains the filed Notice of Appeal of the Planning Commission's Decision. The Appellants' grounds for appeal were categorized into 11 separate items. These include: Public Notice; Parking; Drainage; Noise; Traffic; Bedford Traffic; Exterior Lighting; Business Hours; City's Environmental Assessment; Construction Hours; and, Staff Analysis.

1. **Inadequate/Incomplete Notice given to residents affected.** The Appellants claim that Joyce Bahnsen and the Shakespeare Club were not properly notified. The Appellants further assert that the amendment to the Non-Motorized Transportation Plan that preceded Site Plan Review 06-01, "Made it clear to the residents that the Savage project was a "go" and would be "rushed" and passed. Hence, any complaints by the residents would not be of consideration or consequence no matter how grave." The Community Development Department, as required by City Code §10-4-9(E)(2), provided public notification to the

applicant and adjacent property owners within 300' of the project site as provided and shown on the County's tax role. Additionally, public notice was published in the Mountain Democrat on July 7, 2006.

2. **Inadequate/Incomplete Parking Plan.** The Appellants assert the Planning Commission did not fully research the parking problem within this neighborhood and the potential trespassing issues. Staff provided an analysis of parking for the site: 30 parking stalls are provided within the project site, including 28 uncovered stalls (22 standard size stalls, 4 compact stalls, 2 disabled access stalls); 2 enclosed parking stalls are within a garage. Total parking required is the sum of the individual uses proposed (general office, storage, residential).

Use	Area in Square Feet	Parking Ratio	Required Parking
General Office	4,285	1:200	21.43
Storage	934	1:1,500	0.65
Residential		2 per unit	8
TOTAL REQUIRED PARKING			30 STALLS

The parking tabulation on Sheet A1 of the Site Plan and Table 2 above denote the proposed uses and the parking provided. The Toad Hall project meets City Code parking requirements.

Staff has conditioned the Toad Hall project requiring deed restrictions designed to limit or restrict the conversion of the storage space and a restriction modifying the general office use to a medical use. The restriction would require the applicant to provide evidence that onsite or offsite secured parking is provided prior to a conversion of these uses. See Conditions 36 & 37 of the recommended Conditions of Approval.

Regarding the offsite parking and trespass concerns raised by the Appellants, the applicant is only required to provide onsite parking that meets, at a minimum, City Code requirements for proposed uses. There is no provision in City Code requiring an applicant to consider all offsite parking contingencies. Staff assumes that, in the event of such an occurrence, visitors will seek parking where legal. It is the right of neighboring property owners to restrict the use of parking on their private property.

3. **Inadequate/Incomplete Drainage Plan.** Appellants request a complete study of project drainage to determine possible impacts to downslope properties. City Engineer Richard Tippett has provided the following response to this concern:

The drainage analysis performed for the project indicates that the project will result in a 5% increase in flow, which equates to about a 0.10 cfs change in drainage flow.

The applicant has a responsibility to mitigate any additional downstream impacts created by the project; therefore, the following additional condition is recommended for consideration:

Provide a final Drainage Report which complies with the El Dorado County Drainage Manual. Post-development peak flows shall not exceed pre-development flows, or other mitigation shall be provided to the satisfaction of the City Engineer. Improvements to off-site facilities may be necessary to eliminate the impact on downstream public or private property should the applicant propose to increase post project flow from existing conditions.

4. **Inadequate/Incomplete 'Noise Analysis'**. Appellants' concerns involve apparent driver behavior at or near the intersection of Pleasant Street and Spring Street. Specific concerns raised are excessive speed by drivers, squealing of tires, and possible operational noise from the Toad Hall property. As far as operational noise, the Toad Hall project is expected to emit noise similar to that already found in the neighborhood, including the sound of car doors, conversations of existing residents as well as those visiting the First Church of Christ Scientist on Bedford, the Shakespeare Club or the Seasons Bed & Breakfast. The traffic increase associated with this project is determined to be less than significant, and will not result in a reduction of the overall level of service of the abutting roadways. Under that circumstance, there is not anticipated to be any appreciable change in the amount, character, or volume of noise levels in the neighborhood as a result of this project.
5. **Traffic Accidents/Police Reports incomplete not included in any study.** Appellant raise concerns of vehicular and bicycle operators' behavior from out of control vehicles and bicycles. City Engineer Richard Tippett has provided the following response to this concern:

On reviewing all relevant accident reports for the area, it is the opinion of staff that there is no accident pattern developing at the subject intersections that require any consideration for further mitigations beyond those incorporated as Conditions of Approval for the project.

6. **No plan to deter the traffic who will reroute itself to Bedford, making Bedford more dangerous.** Under this item the Appellants raise speeding traffic through and on Bedford Avenue, Toad Hall traffic utilizing Bedford Avenue to get to Toad Hall, sidewalk repair along Bedford Avenue and the apparent use of Bedford Avenue as a shortcut when school bus pickups hinder vehicular movement along Spring Street. As discussed previously, this project is anticipated to increase traffic by 70 trips per day which has been determined to be a less than significant impact on the surrounding street system. Primary routes of access to and from the project will be from the east via Bedford Street from Highway 50 to Spring Street, or from the west via Spring Street and Coloma Street. Any additional traffic on Bedford Street or Pleasant Street north of the project would be due to residents in that area utilizing the services provided by the Toad Hall project. Therefore, it is not anticipated that any significant increases in the amount of traffic will occur in the surrounding neighborhoods where the appellants reside, nor is it anticipated that any changes in the existing driver behavior or travel patterns will occur as a result of this project.

7. **No plans/drawings to prevent parking lot lighting from spilling over at downhill properties.** Parking lot lighting for the Toad Hall project has not been formalized. Fixture locations are specified on the Site Plan, however cut fixture details and photometric analysis have not been submitted yet for review by the Planning Commission. Staff requested and the Planning Commission approved a condition requiring the project applicant return to the Planning Commission with a final Exterior Lighting Plan. This Plan will be evaluated for compliance with City Code §10-4-16, Exterior Lighting Regulations. These regulations dictate the use of full "cut-off" fixtures and a photometric light intensity analysis that specifies the outdoor lighting illumination levels onsite and along the property line.

8. **No documentation as to business hours.** Neither days of operation or business hours were provided by the applicant with the Toad Hall project. The applicant wishes to remain flexible in this regard, as flexible as the operating hours for the uses that occur at the First Church of Christ Scientist, Shakespeare Club, as well as the activities at the Seasons Bed & Breakfast.

Other concerns were raised relating to the operation of landscaping equipment such as blowers and mowers on the weekends. The applicant is sensitive to this concern in that she proposes 4 residential units with the Toad Hall project. Ms. Savage would be willing to agree to an equitable solution to this issue, provided neighboring property owners also agree to the same standard.

9. **Inadequate/Incomplete review by City staff on Page of 7 of 13 entitled "Environmental Document"**. Staff stands by the determination that this project is categorically exempt from California Environmental Quality Act Guidelines per §15332 in that the project is less than 5 acres in size, it is surrounded by urban uses, the previous disturbed state of the project site, the site has no value as habitat for endangered, rare or threatened species. No evidence has been provided by the Appellants that the frogs mentioned in the appeal are of a endangered, rare or threatened species. Project traffic has been estimated at approximately 70 average daily trips. The increase in traffic is expected on Spring & Pleasant Streets that are adjacent to the project site. Noise, air quality and water quality impacts from the project are less than significant due to the recommended conditions of project approval. Additionally, operational noise from the mixed use project is expected to be similar to the existing operational environment from the neighboring residential properties along with the Seasons Bed & Breakfast, the First Church of Christ Scientist and the Shakespeare Club. Also the site is served by utilities including sewer, water and stormwater drainage that are located in or adjacent to Spring & Pleasant Streets.
10. **No documentation as to construction hours, with cleanup provisions to neighboring properties of contaminants including asbestos. Will Saturday/Sunday be free of construction noise?** Appellants raise concerns of possible asbestos materials being released into the air during construction activities. A Geotechnical Report was prepared for the project site, test pits were dug at depth levels equivalent to the maximum depth anticipated with the Toad Hall construction. No asbestos/serpentine rock material was found. The project is conditioned to prepare Grading Plans and submit them to the Resource Conservation District and the Air Quality Management District for recommendations and approval. These agencies could require fugitive dust mitigations based on final Grading Plans.

The Planning Commission restricted construction hours between 7:00 a.m. – 7:00 p.m., Monday through Friday, and 7:00 a.m. – 5:00 p.m. on Saturday, with no construction allowed on Sunday without written authorization by the City's Planning Division or the Public Works Dept. (see **Appendix 'A'**). Ms. Savage would be willing to amend this Condition to restrict construction hours on Saturday. Staff has revised this Condition to restrict construction on Saturday.

11. **Appellants are in strong disagreement to staff's analysis and recommendation in part and in whole to paragraph 3 as it gives a false light to this project making it appear that in conforms to the goals of the City.** The Appellants bolster this argument as a false potential the project could reduce vehicle trips due to its mixed use component. The Appellants contend that the issues raised in this appeal are more serious, such as traffic collisions, driver and bicyclist

behaviors, etc. The Appellants further contest that Toad Hall is not in harmony with its neighborhood. Staff disagrees and stands by its statement that the 3-story structure does blend into its stepped and sloped environment. Its multi-storied architecture is similar to that found along Bedford Avenue. Toad Hall's mixed use concept is not dissimilar to the mixed uses already located along Bedford Avenue adjacent to the site. Both the Seasons Bed & Breakfast and the Shakespeare Club admittedly operate a multiple-use type facility. Seasons provides not only overnight accommodation but weddings. The Shakespeare Club's activities range from performing and fine arts to receptions, meetings, concerts, etc. Additionally, multiple-family tenancy is allowed by right within the Business and Professional zoning district except on of the ground floor. Multiple-family housing currently exists along Bedford Avenue in the adjacent R2 (Multi-Family Residential) Zone.

The appeal also includes comments, addresses and phone numbers of the following joint appellants: Robyn Rawers, Bart & Joyce Quigley, Joyce Bahnsen, Bret & Nancy Stone, Lewis & Elizabeth Zacharias, Fred Carnett and Carol Beverly. These comments appear to reiterate the 11 items described above.

STAFF ANALYSIS AND RECOMMENDATION

The General Plan classifies Spring Street as a Collector Street. **Exhibit B** shows the cross section of the collector street standard. Along the project frontage, Spring Street consists of 40 feet of paved width and 2 feet of curb and gutter on each side for a total right-of-way of 44 feet. Spring Street is planned for a Class II Bike Lane from Coloma Street east to Pleasant Street. This designation is shown on the *Non-Motorized Transportation Plan* (NMTP) adopted in 2005. As new projects are proposed, the City investigates the nexus of placing conditions on projects to require project proponents install new non-motorized transportation improvements to implement the adopted NMTP.

Under the NMTP, this project would be expected to be conditioned to widen Spring Street approximately 4 feet along the project's street frontage, pave and stripe for a Class II Bike Lane. Alternatively, an amendment to the NMTP could be undertaken to change the designation of Spring Street within the MNTP from a Class II to a Class III Bike Route. The Planning and Engineering Divisions presented a proposed amendment to the Planning Commission to change the NMTP's proposed Spring Street designation of a Class II Bike Lane to a Class III Bike Route due to narrow roadway, on-street parking removal and topographic constraints. A Class III Bike Route designation would retain on-street parking with signage installed denoting the Bike Route. The Planning Commission made a recommendation to the City Council to amend the NMTP's designation along Spring Street. The next Council agenda will include the NMTP amendment where Staff will provide a detailed rationale for the amendment. Based upon the amendment recommendation of Staff, the applicant proposes Class III Bike

Route improvements along the Toad Hall street frontage. However, should the amendment not be approved by Council and the Class II Bike Lane designation remain for Spring Street, a condition was approved by the Planning Commission requiring the applicant submit revised site plans that include Class II Bike Lane improvements to the Commission for approval prior to the issuance of any construction permit for the site. A second condition by the Department of Public Works requires the applicant to enter into an agreement with the City, recorded against the property, to restrict the Spring Street driveway to right in/out only or other measures as deemed necessary. This condition would be invoked should an operational issue develop in the future requiring the restriction.

The project pre-supposes four residential spaces, three professional office spaces upon construction completion with dimensioned "storage rooms." Required on-site parking is met for the project design residential uses and when the business professional use is categorized as general office. General office parking ratio is one stall per 200 square feet of office space. However, medical office use parking ratio is one stall per 150 square feet of office space. Additionally, storage within the business professional use requires on-site parking at a ratio of one stall per 1,500 square feet of gross storage area. Residential uses that are 601 square feet or more require two parking stalls. Required parking for the amalgam of uses on-site is the sum of the requirements for each individual use.

To ensure adequate parking is provided on-site for future uses, Staff is recommending two deed restrictions be placed on the parcel. The first would prohibit the conversion of the general office use space into medical office use space without first providing evidence of on-site parking for all site uses to, and obtaining a Construction Permit from, the Community Development Department. The second would restrict the conversion of the designated "storage room(s)" within the general office space into non-storage use (e.g. office use) without first providing evidence of on-site parking for all site uses and obtaining a Construction Permit from the Community Development Department. No deed restriction is needed for residential uses because City Code §10-5-13 permits residential uses only when above or below the ground floor.

Staff enthusiastically supports the Toad Hall project. This mixed use project is the type of development the City should encourage in that it is a compact infill development that conforms to the site's terraced condition; it has the potential to reduce vehicle trips with its mix of office and residential uses; it appears to harmonize with the site and the surrounding neighborhood; it appears to provide visual interest by introducing positive architectural quality that is compatible with the gabled architecture within the Bedford Avenue - Clay Street Residential Historic District. Therefore, Staff recommends the Council take the following action:

1. Adopt the Staff Report as part of the public record.

2. Make the following findings for Site Plan Review 06-01:
 - A. The project site is zoned BP, Business Professional.
 - B. The project site is not located in a Historic District.
 - C. While Spring Street is a collector street, there is no point along Spring Street where the 56' recommended right-of-way is available.
 - D. The project provides significant resources in a very compact volume, thus using unusual terrain in a very effective way.
 - E. The mixed use project is Categorically Exempt from the California Environmental Quality Act, in that it is considered an in-fill development project that proposed uses are consistent with the Business-Professional General Plan Land Use Designation and Zoning that allow for residential uses and business professional uses; the project occurs entirely within the City of Placerville on a project site that is less than five acres surrounded by urban uses; due to the existing disturbed state of site soils, the site has no value as habitat for endangered, rare or threatened species; significant traffic, noise, air quality or water quality impacts from the project are not anticipated due to recommended conditions of project approval, City Code requirements and the City's Development Traffic Impact Fee program; the site is served by sewer, water and drainage utilities located in or adjacent to Pleasant and Spring Streets.
 - F. The request is consistent with Policy 1 of Goal I and Goal C and Policy 2 of Goal C of the Community Design Element, in that the project's new development will be a positive addition to the City, it will terrace development to respect the sloped site, and not detract from the character of nearby established development, including architecture within the adjoining Bedford Avenue-Clay Street Residential Historic District.
 - G. The proposed Site Plan is designed to accomplish a desirable transition with the Spring Street and Pleasant Street streetscapes and to provide for landscape planting using native and drought tolerant plants, pedestrian amenities, and parking areas.
 - H. The project was reviewed and is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review and City Code Section 10-5-13, BP, Business-Professional Zone.

3. Approve Site Plan Review 06-01, a request by the Cynthia Savage for the grading, drainage, parking, landscaping, sign identification and construction of one 10,130 square foot three story professional office building and residential building consisting of three first floor business professional spaces and one business professional space on the second floor, two residential spaces on second floor and two residences on the third floor.

Recommended Conditions of Project Approval

Building Division

1. Provide construction drawings and submit for plan review, construction permit process.
2. Plans to be designed by State of California licensed architect or engineer.

El Dorado Fire Protection District

3. Buildings on this project will require a Fire District approved fire sprinkler system.
4. One hour construction is required for this occupancy use and square footage.
5. Additional hydrants will be required for this project. Hydrants will be model Mueller Centurion 200 and be within 150' of all points of the structures.
6. Fire flow for this project will be 1,500 gallons per minute for two hours at 20 pounds per square inch.
7. Provide documentation from Placerville Engineering Division and the Fire District to show that the system will meet required fire flow for this project.
8. Provide a minimum 20' wide all weather access road to within 150' of all exterior portions of the structures.
9. Access roads will have 13' 6" vertical clearance and capable of supporting a 40,000 pound load.
10. Minimum inside turning radius is 25'.

11. Fire access driveway grades on the south and east shall not exceed 12%.
12. Additional requirements may be necessary depending upon building construction and use.

Engineering Division

General

13. The project shall comply with all pertinent City Ordinances and City standard street cross section details of construction, available at the office of the City Engineer. All remaining items, except for sewer, will be designed to County of El Dorado Design and Improvement Standards Manual, El Dorado Drainage Manual, and State of California Department of Transportation Standard Plans and Specifications. Sewer will be designed and constructed to EID Standards except when otherwise directed by the City Engineer.
14. Improvement plans for both on-site and off-site improvements shall be prepared by a registered civil engineer along with specifications and a cost estimate. Appropriate security and warranty shall be provided for all off-site improvements.
15. Locate property corners as required prior to building permit.
16. The developer, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer. The on-site sewer condition shall be assessed by camera after construction. The developer shall repair any damage.
17. All improvement plans shall conform to the requirements of these Conditions of Approval and shall be signed by the Chief of the El Dorado County Fire Protection District, the Community Development Director, Geotechnical Consultant and the City Engineer.
18. The Applicant shall submit to the Public Works Department a digital copy of "as-built" plans for public improvements when construction is complete.
19. Pay applicable City Traffic, Water, and Sewer Connection CIC Fees to be calculated at time of Building Permit issuance.

Drainage

20. The developer shall incorporate into the drainage system Best Management Practices (BMP) for the capture of oil and petroleum products or other hazardous materials leaving from the on-site paved areas.
21. The developer shall construct the appropriate drainage facilities to prevent sheet flow from leaving the project site across sidewalks or from the driveway.
22. Mark all drainage inlets: Do not dump – flows to creek.

Roadway

23. The developer shall construct City standard curb, gutter, sidewalk and driveway improvements as required by the City Engineer and as determined at the time of improvement plan submittal. Any damaged or non-conforming curb, gutter and sidewalk along the frontage length shall be replaced at the expense of the developer. The developer shall anticipate constructing sidewalk along the Spring Street Frontage and from the intersection to the driveway along the Pleasant Street Frontage.
24. Roadway striping shall be revised for the Spring Street driveway to provide shelter for left turning vehicles as approved by the City Engineer.
25. The driveway, as with all driveways in the City, onto Spring Street is issued as a revocable driveway encroachment. The City reserves the right to restrict the Spring Street driveway to right in/out only or other measures as deemed necessary, should an operational issue develop in the future requiring such restriction. The applicant shall enter into an agreement with the City to this effect, and have this deed restriction recorded against the property.
26. The developer shall place all necessary Class III bike route signage along Spring Street from Bedford/Highway 50 to Coloma Street.

Grading

27. The applicant shall submit the grading plans to the El Dorado County Resource Conservation District and Air Quality Management District for recommendations and approval.

28. No grading or construction for the project shall begin until all site improvement plans are complete and approved by the City Engineer. Demolition, vegetation clearing, building relocation, site investigation, and site preparation which does not involve more than 50 cubic yards of soil disturbance may proceed under a separate construction permit.

Property/Survey

29. A request to abandon the existing unused Pleasant Street right-of-way along the northwest boundary shall be submitted for consideration by the City.
30. Prepare easements for the existing waterline in the unused Pleasant Street and access to the adjacent property.
31. An Irrevocable Offer of Dedication will be required on the Spring and Pleasant Street frontages to be a minimum of one foot behind back of sidewalk.

Utility

32. All new and existing on-site utilities shall be placed underground. This shall include the overhead utility that traverses the property along the old Pleasant Street alignment. This is not to include the existing frontage utilities along Spring Street and the new Pleasant Street, which can remain as overhead lines.

Recommended additional condition as referenced in the Appellants' grounds for appeal Item #3:

33. Provide a final Drainage Report which complies with the El Dorado County Drainage Manual. Post-development peak flows shall not exceed pre-development flows, or other mitigation shall be provided to the satisfaction of the City Engineer. Improvements to off-site facilities may be necessary to eliminate the impact on downstream public or private property should the applicant propose to increase post project flow from existing conditions.

Planning Division

34. Should the request by Staff to amend the *Non-Motorized Transportation Plan* to change the plan's proposed Spring Street designation of a Class II Bike Lane to a Class III Bike Route be disapproved by the City Council,

the applicant, heirs or assigns shall submit revised site plans with Class II Bike Lane improvements to the Commission for review and approval prior to the issuance of any construction permit for the site.

35. All construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday. No construction shall be allowed on Saturday and Sunday unless with written authorization of the City Planning Division or the Department of Public Works.
36. To ensure adequate parking is provided on-site for future uses, a deed restriction shall be recorded on the project parcel by the property owner prohibiting the conversion of the general office use space into medical office use space without first providing evidence of on-site parking for all site uses to, and obtaining a Construction Permit from, the Community Development Department.
37. To ensure adequate parking is provided on-site for future uses, a deed restriction shall be recorded on the project parcel by the property owner prohibiting the conversion of the designated "storage room(s)" within the general office space into non-storage use (e.g. office use) without first providing evidence of on-site parking for all site uses and obtaining a Construction Permit from the Community Development Department.
38. Should the project applicant or his/her successors, heirs or assigns desire to install signs advertising the general office uses on site, their location, dimension and illumination is subject to City Code §10-4-17 and the approval of a Master Sign Plan by the Planning Commission prior to their installation.
39. Final site, size and species specific landscape and irrigation plans, along with application fee, shall be submitted to the Community Development Department for processing and then reviewed and approved by the Planning Commission prior to issuance of a construction permit for the project.
40. Exterior lighting plans and photometric analysis for all exterior lighting including the external illuminated signs shall be submitted to the Community Development Department for processing and then reviewed and approved by the Planning Commission prior to issuance of a construction permit for the project.
41. The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a

Certificate of Occupancy for the site in accordance with City Code §10-4-9 (Site Plan Review).

42. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Community Development Department for a determination of appropriate procedures.

Prepared by:

Reviewed by:

Andrew Painter
City Planner

John Driscoll
City Manager/City Attorney

Steve Calfee
Community Development Director

Appendix 'A'

(Amended August 15, 2006)

MINUTES

**CITY OF PLACERVILLE
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 18, 2006, AT 7:00 P.M.
TOWN HALL, 549 MAIN STREET,
PLACERVILLE, CALIFORNIA**

A regular meeting of the City of Placerville Planning Commission was held on the above date at Town Hall, 549 Main Street, Placerville, California.

1. CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Chair Frenn who led the Commission in the Pledge of Allegiance.

2. ROLL CALL:

Members Present: Frenn, Patton, De Aquino, Ogdin, Russell

Members Absent: None

Staff Present: Community Development Director Calfee, City Planner Painter, City Engineer Tippett, Community Development Department Intern Lishman, Administrative Secretary Jordan

3. APPROVAL OF THE MINUTES AND AGENDA:

Commissioner Ogdin made a **motion** that was **seconded** by Vice Chair Patton to **approve the Agenda for the July 18, 2006, Planning Commission meeting. The motion carried by general consent.**

Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Russell to **approve the Minutes for the June 20, 2006, Planning Commission meeting. The motion carried by general consent.**

4. ITEMS OF INTEREST TO THE PUBLIC: (The Planning Commission shall not take action on this item.) **Comments are limited to 3 minutes.**

None

5. COMMUNICATIONS:

City Planner Painter stated that the communications received were for the 'Environmental Assessments/Public Hearings' items on the Agenda and would be introduced with the respective item.

6. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

A. Conditional Use Permit 06-03, Hardship Mobilehome: Request to establish a secondary residential unit under the City's Hardship Mobilehome regulations. **Project Location:** 932 Poverty Hill Dr. **Applicant:** Ron Stone. **Zoning:** R1-A (Single Family Residential, one acre minimum parcel size). **Assessor's Parcel No.:** 050:231:06. **Note:** This request is categorically exempt from environmental review pursuant to Section 15305, Secondary Dwelling Unit

in a Residential Zone, of the California Environmental Quality Act Guidelines.
(Staff: AP)

City Planner Painter presented his Staff Report.

Ron Stone spoke regarding this request.

Vice Chair Patton made a **motion** that was **seconded** by Commissioner Ogdin as follows:

1. **Adopt the Staff Report as part of the public record.**
2. **Make the following findings for Conditional Use Permit 06-03:**
 - A. **It has been determined that a hardship connected with a health condition has been verified by a physician licensed to practice medicine and surgery as evidenced in the letter dated June 19, 2006, from William A. Klas, MD.**
 - B. **The granting of this request to establish one additional dwelling unit will not increase traffic in the area beyond the capacity of existing streets and highways, in that the streets currently operate at Level of Service A.**
 - C. **The proposed manufactured home use will not detrimentally affect neighboring properties in that the site is heavily landscaped and required setbacks are met.**
 - D. **The subject property is zoned R1-A, Single-Family Residential, one acre minimum.**
 - E. **Placement of the manufactured home on the property is in compliance with the minimum setback requirements in the R1-A Zone (City Code §10-5-5).**
 - F. **Ample parcel area is available on site to provide one additional parking space.**
 - G. **The subject parcel is over 3 acres in size, exceeding the minimum area of 10,000 square feet required by City Code.**
 - H. **The proposed manufactured home exceeds the 1,000 square feet maximum area allowed by City Code; however the parcel is much larger than required. More than adequate space is available to place the manufactured home on the property without undue concentration of structures or excessive lot coverage.**
 - I. **Utility connections are available to the site and will be subject to City Code installation requirements.**
 - J. **The proposed new manufactured home is approximately 27' x 52' in dimension and, as conditioned, shall remain in a mobile condition.**
 - K. **The project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act Guidelines allowing a secondary dwelling unit in a residential zone, as this project involves a request for a hardship manufactured home on a parcel containing an existing single family residence in a residential zone.**

3. **Approve Conditional Use Permit 06-03, a request by Ron Stone to place temporarily one approximate 27' x 52' manufactured home for use by Mrs. Mary Stone due to her medical hardship, on a 3+-acre parcel containing an existing single-family residence.**
4. **Comply with the following Conditional Use Permit 06-03 Conditions Of Project Approval:**

Building Division

1. **Construction permit is required along with detailed site plan for the manufactured home installation. Proper utility connection will be required.**

Public Works Department - Engineering Division

2. **The hardship manufactured home shall not be placed within the E.I.D. waterline easement, bench, or in a manner that blocks the maintenance access roadway.**
3. **Should the applicant intend on utilizing the existing septic system serving the existing home, provide verification with construction permit application that it can be accessed and that it can accommodate additional flow from the new home.**

El Dorado County Fire Protection District

4. **Provide a 12' wide driveway that supports a 40,000 pound load that serves the proposed temporary manufactured home.**
5. **A fire safe plan prepared by a fire safe planner shall be submitted to the Fire District for review and consideration.**

Planning Division

6. **Conditional Use Permit 06-03 shall become effective 11 days after the approval date, unless appealed, and shall remain in effect until the basis for the medical hardship ceases to be valid. The premises shall be inspected annually and the property owner shall, on an annual basis, provide written verification from a physician licensed to practice medicine in the State of California that the medical hardship continues to exist.**
7. **The applicant/property owner, heirs or assigns shall enter into an agreement with the City that is recorded against the property which states that the applicant shall remove the temporary manufactured home and return the property to its original condition when the health-related hardship for which this application is made no longer exists, or convert the hardship manufactured home to a permanent secondary dwelling unit through the Community Development Department Building Division permit process.**
8. **The manufactured home to be placed on the property shall be substantially consistent in design with the manufactured home shown in Exhibit "B".**
9. **One parking stall shall be provided and inspected prior to Certificate of Occupancy issuance for the hardship manufactured home.**

10. **The manufactured home shall have a current license as required by the State Vehicle Code and the home shall remain in a mobile condition.**

A poll vote was taken which stood as follows:

AYES: Patton, Ogdin, De Aquino, Russell, Frenn

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Frenn announced that **the motion carried, 5 – 0**, and that there is a 10-day appeal period.

The Commission also encouraged the applicant to clearly identify the address of the property for visibility from the street.

B. Site Plan Review 06-06: Request for a review of the new single family residential building elevations as required in the recorded Deed Restriction, for property located at 2866 Garden Street. **Applicant:** Gary Hoel. **Zoning:** R1-6,000 (Single Family Residential, 6,000 square foot minimum parcel area). **Assessor's Parcel No.:** 001:183:27. **Note:** This request is categorically exempt from environmental review pursuant to Section 15301 (e), Existing Facilities, of the California Environmental Quality Act Guidelines. **(Staff: SC)**

Community Development Department Intern Lishman presented the Memorandum.

Gary Hoel and Roger Fiddler spoke regarding this request.

Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Russell **to approve the building elevations for 2866 Garden Street as submitted.**

A poll vote was taken which stood as follows:

AYES: Ogdin, Russell, Patton, Frenn

NAYS: De Aquino

ABSENT: None

ABSTAIN: None

Chair Frenn announced that **the motion carried, 4 – 1**, and that there is a 10-day appeal period.

The Commission recommended that the elevations be modified to add a secondary exit.

C. Non-Motorized Transportation Plan: Request for an amendment to the Non-Motorized Transportation Plan changing the designation of the proposed Spring Street Class II Bike Lane to a Class III Bike Route (from the intersection with Coloma Street east to Pleasant Street). **Applicant:** City of Placerville. **(Staff: SC)**

Community Development Director Calfee presented his Memorandum.

The following people spoke regarding this request: Bob Smart, Eileen Crim, Carol Beverly, Lexine Hall, William Crim, Jim Kroeker.

- Commissioner De Aquino made a **motion** that was **seconded** by Vice Chair Patton **to deny the amendment to the Non-Motorized Transportation Plan.**

A poll vote was taken which stood as follows:

AYES: De Aquino, Patton

NAYS: Russell, Frenn, Ogdin

ABSENT: None

ABSTAIN: None

Chair Frenn announced that **the motion failed, 2 – 3.**

- Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Russell **to recommend to City Council an amendment to the Non-Motorized Transportation Plan for the portion of Spring Street between Coloma Street and Pleasant Street from a Class 2 Bike Lane to a Class 3 Bike Route.**

A poll vote was taken which stood as follows:

AYES: Ogdin, Russell, Frenn

NAYS: De Aquino, Patton

ABSENT: None

ABSTAIN: None

Chair Frenn announced that **the motion carried, 3 – 2**, and that there is a 10-day appeal period.

D. Site Plan Review 06-01, Toad Hall: Request for review for the construction, grading, landscaping, exterior lighting and signage for one 10,130 square foot mixed use (professional office and residential) 3-story building located at the corner of Spring & Pleasant Streets. **Project Location:** 971 Spring Street. **Applicant:** Cynthia Savage. **Zoning:** Business Professional. **Assessor's Parcel No.:** 001:072:031. **Note:** This request is categorically exempt from environmental review pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines. **(Staff: AP)**

City Planner Painter presented his Staff Report.

The following people spoke regarding this request: Cynthia Savage, Ben Herr, Robyn Rawers, Raelene Nunn, Leslie Hernandez, Rosa Naranjo, Carol Beverly, Shirley West, June Evans, Edna Knutsen, Carol Jensen, Frances Kilday, Lexine Hall, Bruce Wirtanen.

Commissioner Ogdin made a **motion** that was **seconded** by Vice Chair Patton as follows:

- 1. Adopt the Staff Report as part of the public record.**
- 2. Make the following findings for Site Plan Review 06-01:**
 - A. The project site is zoned BP, Business Professional.**
 - B. The project site is not located in a Historic District.**

- C. While Spring Street is a collector street, there is no point along Spring Street where the 56' recommended right-of-way is available.
 - D. The project provides significant resources in a very compact volume, thus using unusual terrain in a very effective way.
 - E. The mixed use project is Categorically Exempt from the California Environmental Quality Act, in that it is considered an in-fill development project that proposed uses are consistent with the Business-Professional General Plan Land Use Designation and Zoning that allow for residential uses and business professional uses; the project occurs entirely within the City of Placerville on a project site that is less than five acres surrounded by urban uses; due to the existing disturbed state of site soils, the site has no value as habitat for endangered, rare or threatened species; significant traffic, noise, air quality or water quality impacts from the project are not anticipated due to recommended conditions of project approval, City Code requirements and the City's Development Traffic Impact Fee program; the site is served by sewer, water and drainage utilities located in or adjacent to Pleasant and Spring Streets.
 - F. The request is consistent with Policy 1 of Goal I and Goal C and Policy 2 of Goal C of the Community Design Element, in that the project's new development will be a positive addition to the City, it will terrace development to respect the sloped site, and not detract from the character of nearby established development, including architecture within the adjoining Bedford Avenue-Clay Street Residential Historic District.
 - G. The proposed Site Plan is designed to accomplish a desirable transition with the Spring Street and Pleasant Street streetscapes and to provide for landscape planting using native and drought tolerant plants, pedestrian amenities, and parking areas.
 - H. The project was reviewed and is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review and City Code Section 10-5-13, BP, Business-Professional Zone.
2. Approve Site Plan Review 06-01, a request by the Cynthia Savage for the grading, drainage, parking, landscaping, sign identification and construction of one 10,130 square foot three story professional office building and residential building consisting of three first floor business professional spaces and one business professional space on the second floor, two residential spaces on second floor and two residences on the third floor.

Conditions of Project Approval

Building Division

- 1. Provide construction drawings and submit for plan review, construction permit process.
- 2. Plans to be designed by State of California licensed architect or engineer.

El Dorado Fire Protection District

3. **Buildings on this project will require a Fire District approved fire sprinkler system.**
4. **One hour construction is required for this occupancy use and square footage.**
5. **Additional hydrants will be required for this project. Hydrants will be model Mueller Centurion 200 and be within 150' of all points of the structures.**
6. **Fire flow for this project will be 1,500 gallons per minute for two hours at 20 pounds per square inch.**
7. **Provide documentation from Placerville Engineering Division and the Fire District to show that the system will meet required fire flow for this project.**
8. **Provide a minimum 20' wide all weather access road to within 150' of all exterior portions of the structures.**
9. **Access roads will have 13' 6" vertical clearance and capable of supporting a 40,000 pound load.**
10. **Minimum inside turning radius is 25'.**
11. **Fire access driveway grades on the south and east shall not exceed 12%.**
12. **Additional requirements may be necessary depending upon building construction and use.**

Engineering Division

General

13. **The project shall comply with all pertinent City Ordinances and City standard street cross section details of construction, available at the office of the City Engineer. All remaining items, except for sewer, will be designed to County of El Dorado Design and Improvement Standards Manual, El Dorado Drainage Manual, and State of California Department of Transportation Standard Plans and Specifications. Sewer will be designed and constructed to EID Standards except when otherwise directed by the City Engineer.**
14. **Improvement plans for both on-site and off-site improvements shall be prepared by a registered civil engineer along with specifications and a cost estimate. Appropriate security and warranty shall be provided for all off-site improvements.**
15. **Locate property corners as required prior to building permit.**
16. **The developer, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer. The on-site sewer condition shall be assessed by camera after construction. The developer shall repair any damage.**

17. All improvement plans shall conform to the requirements of these Conditions of Approval and shall be signed by the Chief of the El Dorado County Fire Protection District, the Community Development Director, Geotechnical Consultant and the City Engineer.
18. The Applicant shall submit to the Public Works Department a digital copy of “as-built” plans for public improvements when construction is complete.
19. Pay applicable City Traffic, Water, and Sewer Connection CIC Fees to be calculated at time of Building Permit issuance.

Drainage

20. The developer shall incorporate into the drainage system Best Management Practices (BMP) for the capture of oil and petroleum products or other hazardous materials leaving from the on-site paved areas.
21. The developer shall construct the appropriate drainage facilities to prevent sheet flow from leaving the project site across sidewalks or from the driveways.
22. Mark all drainage inlets: Do not dump—flows to creek.

Roadway

23. The developer shall construct City standard curb, gutter, sidewalk and driveway improvements as required by the City Engineer and as determined at the time of improvement plan submittal. Any damaged or non-conforming curb, gutter and sidewalk along the frontage length shall be replaced at the expense of the developer. The developer shall anticipate constructing sidewalk along the Spring Street Frontage and from the intersection to the driveway along the Pleasant Street Frontage.
24. Roadway striping shall be revised for the Spring Street driveway to provide shelter for left turning vehicles as approved by the City Engineer. Roadway striping shall be a component of driveway construction; and, access to the driveway will not be allowed until the completion and approval of such striping.
25. The driveway, as with all driveways in the City, onto Spring Street is issued as a revocable driveway encroachment. The City reserves the right to restrict the Spring Street driveway to right in/out only or other measures as deemed necessary, should an operational issue develop in the future requiring such restriction. The applicant shall enter into an agreement with the City to this effect, and have this deed restriction recorded against the property.
26. The developer shall place all necessary Class III bike route signage along Spring Street from Bedford/Highway 50 to Coloma Street.

Grading

27. The applicant shall submit the grading plans to the El Dorado County Resource Conservation District and Air Quality Management District for recommendations and approval.

28. **No grading or construction for the project shall begin until all site improvement plans are complete and approved by the City Engineer. Demolition, vegetation clearing, building relocation, site investigation, and site preparation which does not involve more than 50 cubic yards of soil disturbance may proceed under a separate construction permit.**

Property/Survey

29. **A request to abandon the existing unused Pleasant Street right-of-way along the northwest boundary shall be submitted for consideration by the City.**
30. **Prepare easements for the existing waterline in the unused Pleasant Street and access to the adjacent property.**
31. **An Irrevocable Offer of Dedication will be required on the Spring and Pleasant Street frontages to be a minimum of one foot behind back of sidewalk.**

Utility

32. **All new and existing on-site utilities shall be placed underground. This shall include the overhead utility that traverses the property along the old Pleasant Street alignment. This is not to include the existing frontage utilities along Spring Street and the new Pleasant Street, which can remain as overhead lines.**

Planning Division

33. **Should the request by Staff to amend the *Non-Motorized Transportation Plan* to change the plan's proposed Spring Street designation of a Class II Bike Lane to a Class III Bike Route be disapproved by the City Council, the applicant, heirs or assigns shall submit revised site plans to the Commission for review and approval prior to the issuance of any construction permit for the site.**
34. **All construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 7:00 a.m. and 5:00 p.m. on Saturday. No construction shall be allowed on Sunday unless with written authorization of the City Planning Division or the Department of Public Works.**
35. **To ensure adequate parking is provided on-site for future uses, a deed restriction shall be recorded on the project parcel by the property owner prohibiting the conversion of the general office use space into medical office use space without first providing evidence of on-site parking for all site uses to, and obtaining a Construction Permit from, the Community Development Department.**
36. **To ensure adequate parking is provided on-site for future uses, a deed restriction shall be recorded on the project parcel by the property owner prohibiting the conversion of the designated "storage room(s)" within the general office space into non-storage use (e.g. office use) without first providing evidence of on-site parking for all site uses and obtaining a Construction Permit from the Community Development Department.**

37. Should the project applicant or his/her successors, heirs or assigns desire to install signs advertising the general office uses on site, their location, dimension and illumination is subject to City Code §10-4-17 and the approval of a Master Sign Plan by the Planning Commission prior to their installation.
38. Final site, size and species specific landscape and irrigation plans, along with application fee, shall be submitted to the Community Development Department for processing and then reviewed and approved by the Planning Commission prior to issuance of a construction permit for the project.
39. Exterior lighting plans and photometric analysis for all exterior lighting including the external illuminated signs shall be submitted to the Community Development Department for processing and then reviewed and approved by the Planning Commission prior to issuance of a construction permit for the project.
40. The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a Certificate of Occupancy for the site in accordance with City Code §10-4-9 (Site Plan Review).
41. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Community Development Department for a determination of appropriate procedures.

A poll vote was taken which stood as follows:

AYES: Ogdin, Patton, Russell, De Aquino, Frenn

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Frenn announced that **the motion carried, 5 - 0**, and that there is a 10-day appeal period.

E. Planned Development Overlay 06-01, Placerville Heritage Homes: Request to review and consider a Preliminary Development Plan for a potential Planned Development Overlay for the subdivision of one 3.6-acre parcel into 20 parcels, new access road, and approximately 60% of overall parcel area to be dedicated open space. **Project Location:** North side of Ray Lawyer Drive, east of the Placer Village Apartments, north of the County Fairgrounds, and west of the undeveloped "Oetting" property. **Applicant:** Integrity Ventures Group, Inc. **Representative:** Lynette Ropp. **Zoning:** R3 (Multi-Family Residential, 12 dwelling units per acre). **Assessor's Parcel No.:** 323:400:201. **(Staff: AP)**

Due to the late hour, this request was not introduced and will be agendized for the August 15, 2006, regular Planning Commission meeting.

7. OLD BUSINESS:

None

8. NEW BUSINESS:

None

9. REPORTS OF THE COMMISSION AND STAFF:

City Planner Painter stated that agenda items for the next meeting will be Conditional Use Permits for Gates Recovery and a co-location of antennas at Cottage Street as well as Item 6E above.

Chair Frenn stated that National Night Out is on Tuesday, August 1, 2006; and, asked about the status of the approved mobilehome retail sales project on Placerville Drive.

Vice Chair Patton asked for a round table discussion regarding the court decision for the Gateway Project.

Commissioner Ogdin stated that she expects to be able to present a report to the Commission from the Landscape Guidelines Committee in September.

Commissioner Russell asked what effect the Gateway court decision will have on the Cottonwood project and the status of the Caltrans encroachment permit.

10. ADJOURNMENT:

To a regular meeting of the Planning Commission, at 7:00 p.m., on Tuesday, August 15, 2006, at Town Hall, 549 Main Street, Placerville, CA.

Andrew Painter
Executive Secretary/Recording Secretary

Michael Frenn
Planning Commission Chair