

“Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission STAFF REPORT

SUBJECT: Request to extend for twelve months the conditional approval of 971 Spring Street - Site Plan Review (SPR) 06-01 – Toad Hall, that involves the construction, grading, landscaping, exterior lighting and signage of one 10,130 square foot mixed use (professional office and residential) 3-story building and detached two-car garage located at 971 Spring Street, northwest of the intersection of Spring & Pleasant Streets.

PROJECT ADDRESS: 971 Spring Street, Placerville

ASSESSOR’S PARCEL NUMBER: 001-072-03

FILE NO: SPR 06-01

PREPARED BY: Andrew Painter, City Planner

RECOMMENDATION: Staff recommends the Planning Commission grant the one year extension request for the project.

SITE DATA

Address	971 Spring Street	
Applicant/ Property Owner	Cindy Savage	
Zoning	Business Professional (BP)	
General Plan	Business-Professional (BP)	
Environmental Status	Categorically Exempt (CEQA Guidelines Section 15332: In-Fill Development Project)	

1.0 AUTHORITY FOR APPLICATION

The Planning Commission is charged under City Code §10-4-9 (K-1) (Extension Request for Approved Site Plan Review) to act upon all applications for Site Plans Review extensions. The Commission may grant a one year extension for Site Plan Review project. The Planning Commission shall consider any changes to the City Code or to the project when granting the extension.

2.0 PROJECT INFORMATION

2.1 Site Information/Setting

2.2 Project Description

The Toad Hall project, Site Plan Review 06-01, was approved in 2006 for the site grading, drainage, parking, landscaping, sign identification and the construction of one 10,130 square foot three story mixed use professional office/residential building on approximately 0.6 acres. The mixed use building would consist of three non-medical first floor business professional office spaces, one non-medical business professional space and two residential spaces on the second floor, and two residence spaces on the third floor.

The project site is located on a vacant, 0.60-acre parcel at the northwest corner of the Spring Street and Pleasant Street intersection. As of the date of this report, no building permits have yet been issued for the project.

The applicant/property owner requests an extension for twelve months the conditional approval of the Toad Hall project.

Attachment A contains the applicant's submittal package comprised of application, request letter, artist renditions of approved building elevations, and revised irrigation and landscape plans.

2.3 Background - Toad Hall Project Summary

- July 18, 2006, the Planning Commission approved SPR 06-01, with conditions, making findings that the Toad Hall project is Categorically Exempt from the California Environmental Quality Act, as an in-fill development;
- August 22, 2006, the City Council denied an appeal filed by members of the public requesting to overturn project approval by the Planning Commission. The Council also remanded to the Planning Commission a second review of project matters involving building elevation, mass and materials, driveway access, pedestrian safety, and hours of construction;
- September 19, 2006, the Planning Commission considered the matters remanded to them by City Council, finding the appropriateness of the building's mass, elevations, materials and colors; they approved a modification of an existing condition, they approved the addition of two project conditions and they eliminated one condition;
- October 24, 2006, the City Council denied an appeal filed by members of the public requesting to overturn the Planning Commission's approval of the project's building mass, exterior colors and finishes, as well as roadway striping; two conditions were added that involved landscaping and parking offsite; per City Code §10-4-9(K-1);
- October 25, 2006, the City filed a Notice of Exemption with the El Dorado County Clerk, citing the project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15332 of the CEQA Guidelines, 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;

- December 19, 2006, the Planning Commission conditionally approved the Final Landscape and Irrigation Plans and the Master Sign Plan as required under Site Plan Review 06-01 conditions of approval;
- June 3, 2008, the Planning Commission approved a one year applicant/property owner extension for the project;
- March 10, 2009, the City Council adopted Ordinance 1628, effective April 9, 2009, that extended all unexpired site plan reviews and other entitlements for 12 months, including Site Plan Review 06-01;
- April 20, 2010, the Planning Commission approved a one year applicant/property owner extension for the project;
- May 25, 2010, the City Council adopted Ordinance 1637 that extended all unexpired site plan reviews for 24 months, retroactive to April 8, 2010, including Site Plan Review 06-01;
- August 27, 2013, the City Council adopted Ordinance 1656 that extended all unexpired site plan reviews for 24 months, retroactive to April 1, 2013, including Site Plan Review 06-01;
- March 25, 2015, the City Council adopted Ordinance 1669 that granted twenty-four month extension to all unexpired site plan reviews, retroactive to April 1, 2015, including Site Plan Review 06-01; and
- May 24, 2017, the applicant/property owner Cindy Savage, filed her request for the twelve month extension before the June 19, 2017 expiration date for SPR 06-01.

According to the applicant/property owner, the addition of the twelve month extension for Toad Hall would allow her to "proceed to see the project built," and to bring "everything up to new codes and standards required and prepare final plan for approval to City staff. The request, if granted, would extend SPR 06-01 for twelve months retroactive from June 19, 2017. Existing conditions of approval to date for SPR 06-01 are provided as Attachment B.

3.0 PROJECT ANALYSIS

3.1 Consistency with the General Plan and Zoning Regulations

General Plan

The mixed use (professional office and residential) building and associated site development design approved under SPR 06-01, is consistent with the purposes of the Business and Professional General Plan Land Use designation, in that it meets the intent and purpose of the designation to provide for professional office development and related services, and would create site conditions conducive to a convenient and desirable working environment.

Zoning Consistency

The project site has a zone classification of Business-Professional (BP). Permitted uses within the BP zone include professional offices, such as offices for architects, attorneys, engineers, real estate brokers. Also permitted are residential uses when above or below the ground floor of business-professional offices. The Toad Hall project would contain both non-medical business-professional spaces on the ground floor, residential and non-medical professional office spaces on the second level, and residential on the third level. Proposed uses would be permitted in the BP zone; therefore the project is consistent with the BP zone classification. No changes to the uses on site are proposed with this extension request.

Under Section 10-4-9 of the Placerville Zoning Ordinance, the Planning Commission may consider a request to extend the approval of a site plan review if the applicant makes a request and pays a new fee prior to the expiration. The property owner submitted her extension request and application fee prior to the expiration date of June 19, 2017.

The Commission shall consider any changes to the Placerville Municipal Code or the project when granting an extension. Municipal Code was amended in 2015 with respect to parking lot shading requirements (Section 10-4-9(G)3(g)) and water efficient landscaping requirements (Section 10-4-9(G)3(m) and Sections 10-6-1 to 10-6-17). As a result of these City Code changes, minor changes to the approved landscape plan are proposed by the applicant/property owner by the addition of new interior live oak trees and one Deodor cedar tree, and the changing of the five approved Japanese black pine to Chinese pistache where indicated on the landscape plan. The applicant's stated intent is to accommodate the required parking lot shading requirements.

Chinese pistache trees are listed on the City Development Guide's Master Street Tree Palette. However their shade potential is somewhat limited. Proposed locations for these trees have modest planting areas. Red oaks (*Quercus rubra*) are fast growing, to as much as 90 feet in height in a foothill location, are drought tolerant, like full sun and are listed on the Development Guide Plant List. They would do well along the Pleasant Street frontage and the parking area, providing ample shade opportunity at maturity. Based on these characteristics, staff recommends conditional approval of red oaks instead of the proposed Chinese pistache.

Applicant changes to SPR 06-01, along with the red oak tree recommendation by staff, would be consistent with the 50% shading parking lot shading requirement, and appear in concept to meet the water efficiency regulations. Staff has conditioned the request requiring the developer/property owner to meet all requirements under Section 10-4-9 and 10-6-1 to 10-6-17 of the Municipal Code during the construction permit process.

City Code Section 10-4-9 stipulates that a site plan review approval has an eighteen month expiration, and that a site plan review shall not be valid for more than five years from the original approval date. The approval date for Toad Hall was the December 19, 2006, the date of final approval of the final landscaping and irrigation plans. A project history summary was provided in Section 2.3. Over the years the property owner/applicant requested and received two twelve month extensions from the Planning Commission, in 2008 and 2010. In addition, City Council adopted ordinances in 2009, 2010, 2013 and 2015, that extended unexpired site plans, conditional use permits and variances for specified lengths of time. Council automatic extensions included the Toad Hall project within their timeframes. These automatic extensions totaled seven years.

City legal counsel has determined that the City Council automatic extensions granted to all unexpired site plan reviews are not counted against the five year site plan review validity under City Code. Therefore the original eighteen month approval, the two Planning Commission approved requests by the applicant in 2008 and 2010, and the current twelve month extension request total as follows:

Original Approval for SPR 06-01	18 months
PC Approved Extension - 2008	12 months
PC Approved Extension – 2010	12 months
Current request if granted	+ <u>12 months</u>
Total	54 months (4 years and 6 months)

If the request is granted, next year at the conclusion of the twelve month extension the property owner/applicant could submit another application request to the Planning Commission to extend SPR 06-01 for the remaining six months of the five year City Code maximum.

3.2 Environmental Analysis

On July 18, 2006, the Planning Commission made the finding that the Toad Hall project is Categorically Exempt from the California Environmental Quality Act per Section 15332 of the CEQA Guidelines, as an in-fill development project. On October 25, 2006, the City filed a Notice of Exemption with the El Dorado County Clerk.

4.0 REVIEW AND COMMENT

Public Notice for this request was published in the Mountain Democrat on Monday, June 26, 2017; property owners within 500 foot radius were mailed notice of the Public Hearing for the project; also, public notice was posted on the City’s website.

As of the date of this report, one public comment was received from Margaret Lockwood, President of the Placerville Shakespeare Club. Raised concerns were traffic safety on Spring Street and parking for the Toad Hall project. This comment is provided as Attachment C.

5.0 CONCLUSION

Staff recommends that the Commission, by minute order, grant a one year extension for SPR 06-01, the Toad Hall project, making the findings contained herein, and taking the following action:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings of fact in support of the one year extension for Toad Hall – Site Plan Review 06-01:
 - 1. On July 18, 2006, the Planning Commission made the finding that the Toad Hall project is Categorically Exempt from the California Environmental Quality Act per Section 15332 of the CEQA Guidelines, as an in-fill development project, 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.

On October 25, 2006, the City filed a Notice of Exemption with the El Dorado County Clerk.

2. Changes to Zoning Ordinance Section 10-4-9 (Site Plan Review), and the addition of Section 10-6-1 to 10-6-17 (Water Efficient Landscape Regulations) involving parking lot shading and water efficient landscape and irrigation have been adopted by the City since project approval, resulting in the applicant providing revised landscape and irrigation plans that in concept and as conditioned to meet these changed Zoning Ordinance sections.
- III. Grant a twelve month extension, beginning June 19, 2017, for the 971 Spring Street - Site Plan Review (SPR) 06-01 – Toad Hall project, involving the site grading, drainage, parking, landscaping, sign identification and the construction of one 10,130 square foot three story mixed use professional office/residential building on approximately 0.6 acres. The mixed use building would consist of three non-medical first floor business professional office spaces, one non-medical business professional space and two residential spaces on the second floor, and two residence spaces on the third floor. Project is located at 971 Spring Street, northwest of the intersection of Spring & Pleasant Streets. APN 001-072-03.
- Approval is subject to the following conditions, added to the Conditions of Approval as:
51. The developer/property owner shall meet all requirements under Section 10-4-9 and 10-6-1 to 10-6-17 of the City Code, the Water Efficient Landscape Regulations.
 52. All previous Conditions of Approval approved by the Planning Commission for SPR 06-01 on July 18, 2006, as modified by the Planning Commission on September 19, 2006, as modified by City Council on October 24, 2006, as modified by the Planning Commission on April 20, 2010, shall remain in effect and shall be included by reference with the twelve month extension request approval.
 53. Red oak shall be planted in place of the applicant's selection of Chinese Pistache to replace the Japanese black pine shown on the Toad Hall Landscape Plan, dated and signed by the applicant on May 24, 2017.
- IV. Amend all references to *Community Development Department* and *Department of Public Works* within the To Date Conditions of Approval to the *Development Services Department*.

The Planning Commission's decision is final unless appealed to City Council with ten calendar days.

ATTACHMENTS:

- A. Applicant Submittal Package
- B. To Date Conditions of Approval, 971 Spring Street – SPR06-01 – Toad Hall Project
- C. Public Comment: July 1, 2017 letter from Margaret Lockwood, President of the Placerville Shakespeare Club

Attachment A
Applicant Submittal Package

Toad Hall

A Joint Work Living Space Community Project

May 24th, 2017

Dear Commissioners,

This project began in 2004 when I purchased the property on the corner of Spring and Pleasant in Placerville, with the idea a creating a home for myself and a place to share with others that would meet the needs of people who love downtown, like the economy of living and working in the same place and who want a living space artistic and innovative. From this concept, four years were spent changing the zoning from professional to mixed use, something the city staff recommended and saw as adding vibrancy to the downtown scape then hammering out with neighbors, staff, City Council and the Planning Commission, a project that worked. This proved to be a much longer and more laborious task than anyone first foresaw.

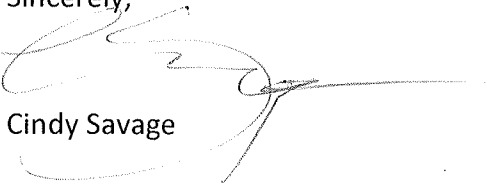
When Entitlement was finally given in 2008. I hardly need to say, a dramatic downturn in the economy was upon us which caused banking, real estate development, Placerville City economy to catapult into the deepest 'recession' in decades. This period was a longer and stronger period of poor economy for our area and for Toad Hall.

The City has been gracious in the interest of seeing The Toad Hall Project weather past conditions, opposed to developing the project, in granting continued Entitlement to May of this year. With this last request for an Entitlement extension, ending May 24 2018, we can proceed to see this project built. Lending at last supports the project, as do economic factors. We are able to move ahead to rework the plans, engineering, landscape etc., bringing everything up to new codes and standards required and prepare to final plans for approval to City Staff.

I am submitting this request to you with a thank you for your support and belief in this project. Toad Hall will be more than a beautiful addition to Placerville it will also provide much needed housing within the city limits where the demand is great .

Sincerely,

Cindy Savage



**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: May 24, 2017
Zoning: Mixed Use - BP GP: BP
File No: SPR 06-01
Filing Fee (PZ) \$500
Filing Fee (EN) _____
Receipt No: 21034

REQUEST FOR:

- | | | |
|--|---|--|
| ☐ Annexation | ☐ Boundary Line Adjustment | ☐ Certificate of Compliance |
| ☐ Conditional Use Permit | ☐ Environmental Assessment | ☐ Environmental Impact Report |
| ☐ Final Subdivision Map | ☐ General Plan Amendment | ☐ General Plan Consistency |
| ☐ Historic District Review | ☐ Landscape Plan Review | ☐ Minor Deviation |
| ☐ Planned Development Overlay | ☐ Preliminary Plan Review | ☐ Sign Package Review / Amendment |
| ☒ Site Plan Review | ☐ Temporary Commercial Coach | ☐ Temporary Use Permit |
| ☐ Tentative Parcel Map | ☐ Tentative Subdivision Map | ☐ Variance ☐ Zone Change |

DESCRIPTION Extension of Entitlement - SITE PLAN REVIEW 06-01 - TWELVE MONTH EXTENSION

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Cindy Savage
MAILING ADDRESS 3050 B Lewis St
Placerville, CA 95667
PHONE 530 306-6730
EMAIL talkwithcindy@yahoo.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Cindy Savage PHONE 530 306-6730
MAILING ADDRESS 3050 B Lewis St Placerville, CA 95667
EMAIL ADDRESS talkwithcindy@yahoo.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME _____ PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____
I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 971 Spring St, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 001-072-03
Above described property was acquired by owner on 11/30/2004
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by **subdivision** tract developers. Give date said restrictions expire.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

_____ Signature of Property Owner	_____ Printed Name of Property Owner	_____ Date
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NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

RECORDING REQUESTED BY

Placer Title Company

Escrow Number: 201-36944 -VW

AND WHEN RECORDED MAIL TO

CYNTHIA B. SAVAGE

P.O. BOX 3036

DIAMOND SPRINGS, CA 95619



El Dorado, County Recorder

William Schultz Co Recorder Office

DOC- 2004-0100344-00

Acct 6-PLACER TITLE CO

Monday, DEC 06, 2004 14:30:00

Ttl Pd \$158.50

Nbr-0000662986

LMT/C1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$148.50 City Transfer Tax: \$0.00

() computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale.

PCOS
FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

C. BRUCE CRAWFORD and MERLE R. CRAWFORD, Trustees of the Crawford Family Trust, dated October 30, 1991

Hereby GRANT(S) to

CYNTHIA B. SAVAGE, a married woman, as her sole and separate property

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, CITY OF PLACERVILLE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, OF BLOCK 30, AS THE SAME ARE MARKED, DESIGNATED AND NUMBERED ON THE OFFICIAL MAP AND IN THE FIELD NOTS OF THE OFFICIAL SURVEY OF THE CITY OF PLACERVILLE, CALIFORNIA, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF EL DORADO, STATE OF CALIFORNIA, A FENCE POST CORNER, MARKED P.S.W. COR; FROM WHICH THE NORTHWEST CORNER OF BLOCK 29, BEARS SOUTH 34 DEG 15' WEST 64.0 FEET, THENCE ON FENCE LINES ON SOUTHEASTERLY SIDE OF SMITH STREET NORTH 1 DEG 05' WEST 55.91 FEET, NORTH 25 DEG 44' EAST 23.94 FEET, NORTH 47 DEG 16' EAST 51.05 FEET, NORTH 58 DEG 28' EAST 120.45 FEET, NORTH 46 DEG 41' EAST 17.08 FEET, NORTH 37 DEG 16' EAST 22.91 FEET, NORTH 31 DEG 47' EAST 23.73 FEET, AND NORTH 24 DEG 55' EAST 115.82 FEET TO A POST MARKED P.N.W. COR; THENCE SOUTH 73 DEG 57' EAST 9.80 FEET TO JACKSON STREET, THENCE ON FENCE LINES ON THE WESTERLY SIDE OF SAID STREET, SOUTH 13 DEG 45' WEST 117.7 FEET, SOUTH 19 DEG 21' WEST 47.84 FEET, SOUTH 6 DEG 35' EAST 43.18 FEET, SOUTH 20 DEG 28' EAST 56.04 FEET, SOUTH 1 DEG 23' EAST 24.0 FEET, SOUTH 7 DEG 17' WEST 70.63 FEET, SOUTH 5 DEG 29' WEST 32.02 FEET, AND SOUTH 16 DEG 17' WEST 21.0 FEET TO THE SOUTHEAST CORNER, A SIX INCH IRON SPIKE, THENCE ON FENCE LINE OF NORTHERLY LINE OF MILL STREET NORTH 70 DEG 45' WEST 222.34 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF PLACERVILLE FOR THE WIDENING OF MILL STREET IN DEED RECORDED FEBRUARY 16, 1967 IN BOOK 822 OF OFFICIAL RECORDS OF EL DORADO COUNTY AT PAGE 157.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

O:\SLr\Pkg.doc (4/2002)

100344

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF PLACERVILLE IN DEED RECORDED MARCH 3, 1993, IN BOOK 3972 AT PAGE 535, OFFICIAL RECORDS OF EL DORADO COUNTY.

A.P.N. 001-072-03-100

Dated: November 30, 2004

SIGNATURE PAGE FOR GRANT DEED

The Crawford Family Trust

By: C. Bruce Crawford
C. BRUCE CRAWFORD, TRUSTEE

By: M. R. Crawford
MERLE R. CRAWFORD, TRUSTEE

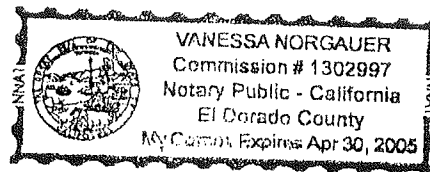
STATE OF CALIFORNIA
COUNTY OF El Dorado

On 12-2-04 before me, Vanessa Norgauer, notary public, personally appeared

C. Bruce Crawford & Merle R. Crawford
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Signature: Vanessa Norgauer
Commission Expiration Date: 4-30-05



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name _____ Street Address _____ City & State _____

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12/05/2004.20040100344

Toad Hall
Revised
0108

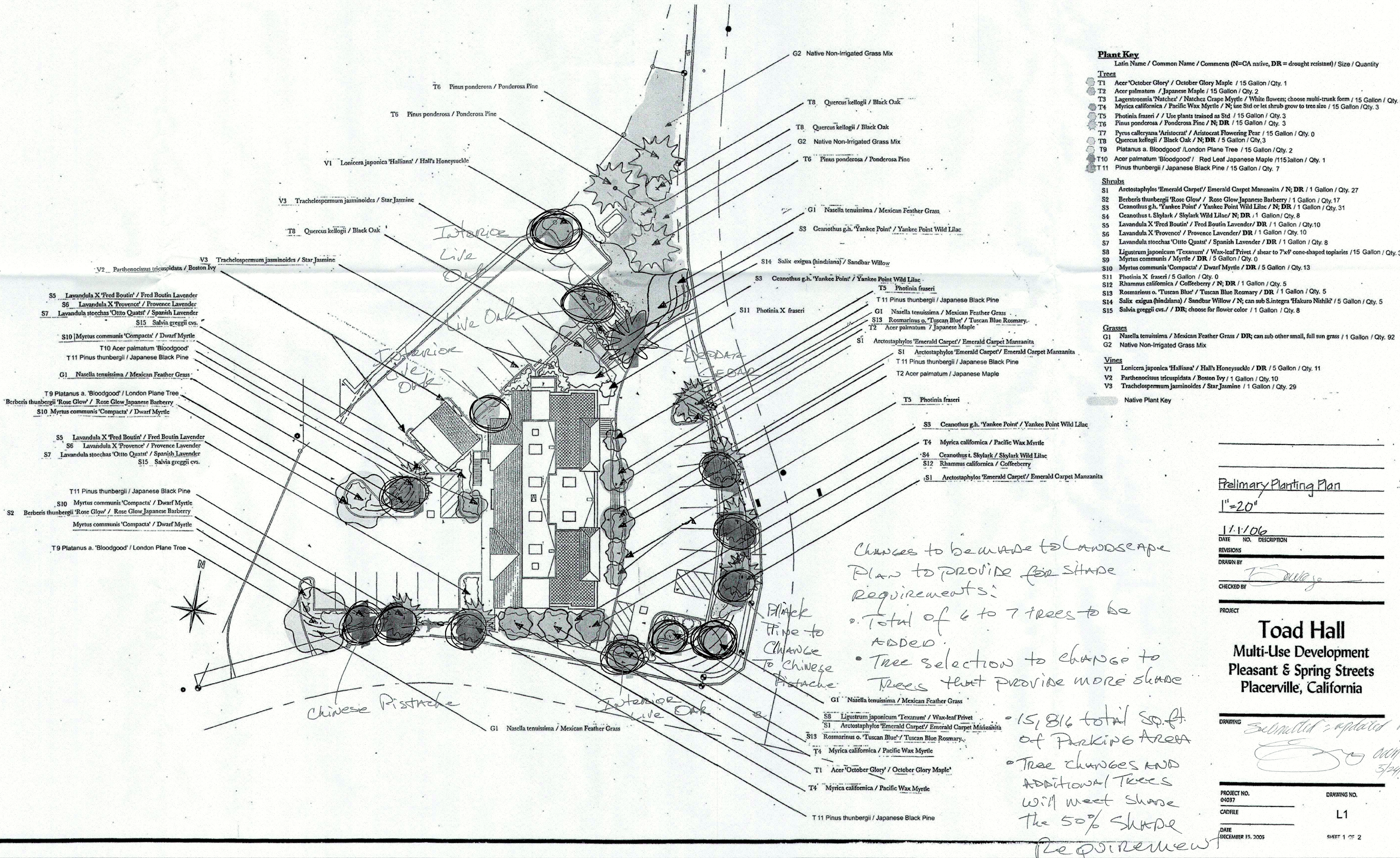
TOAD HALL

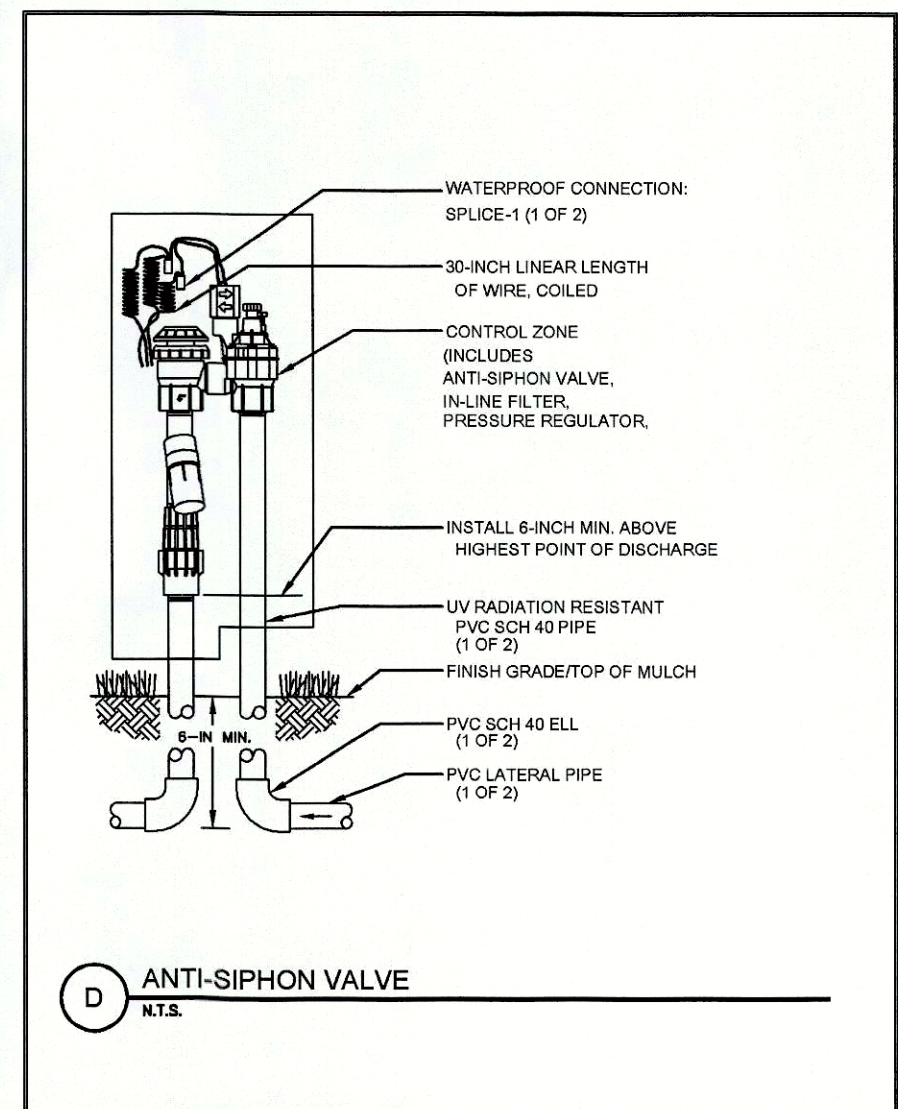
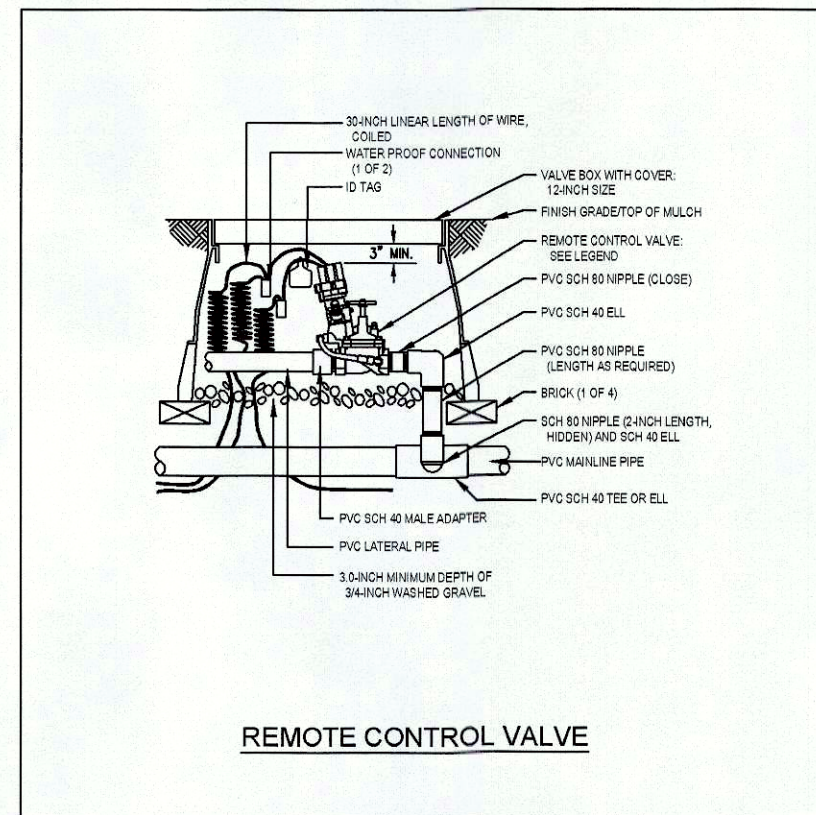
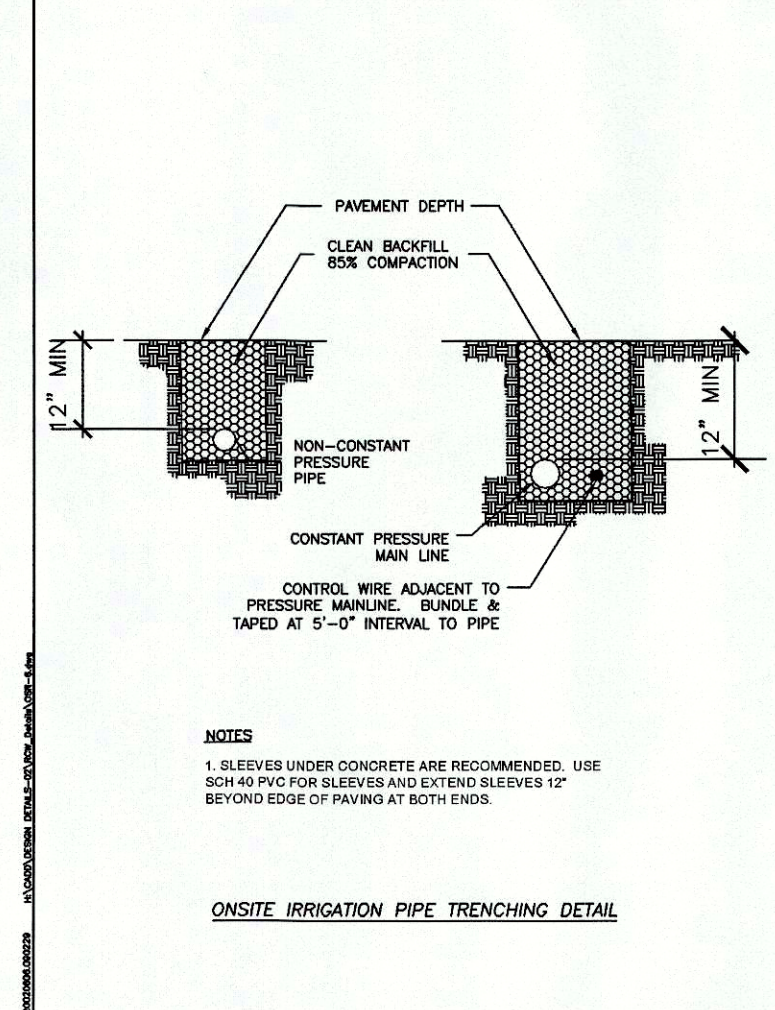
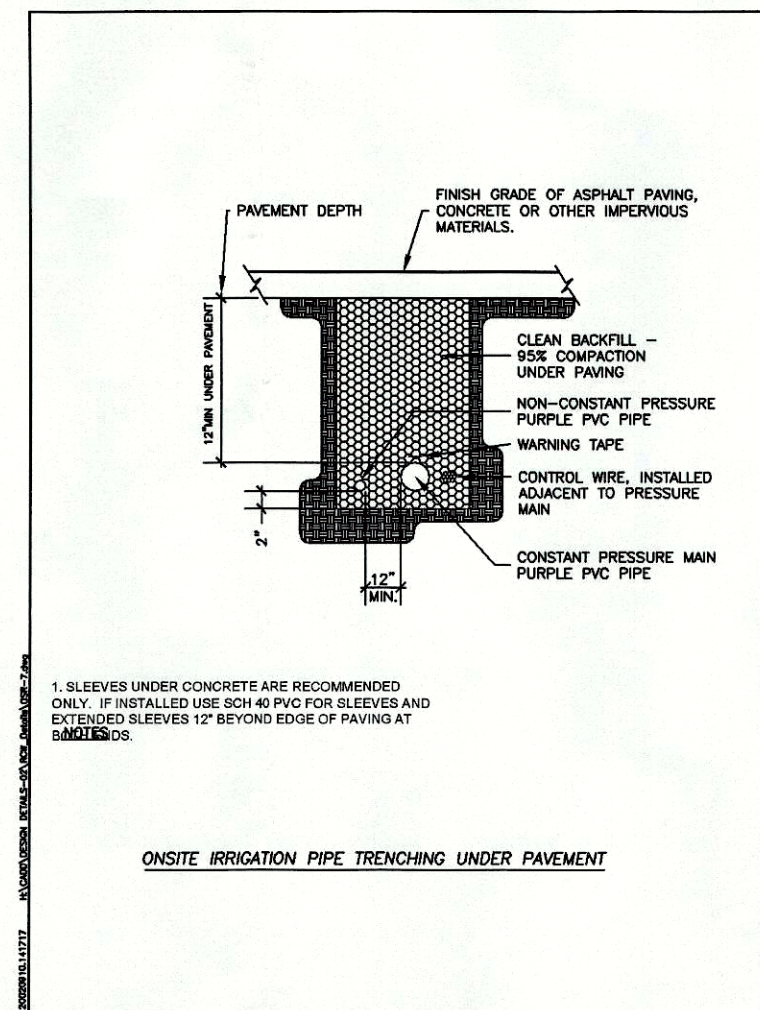
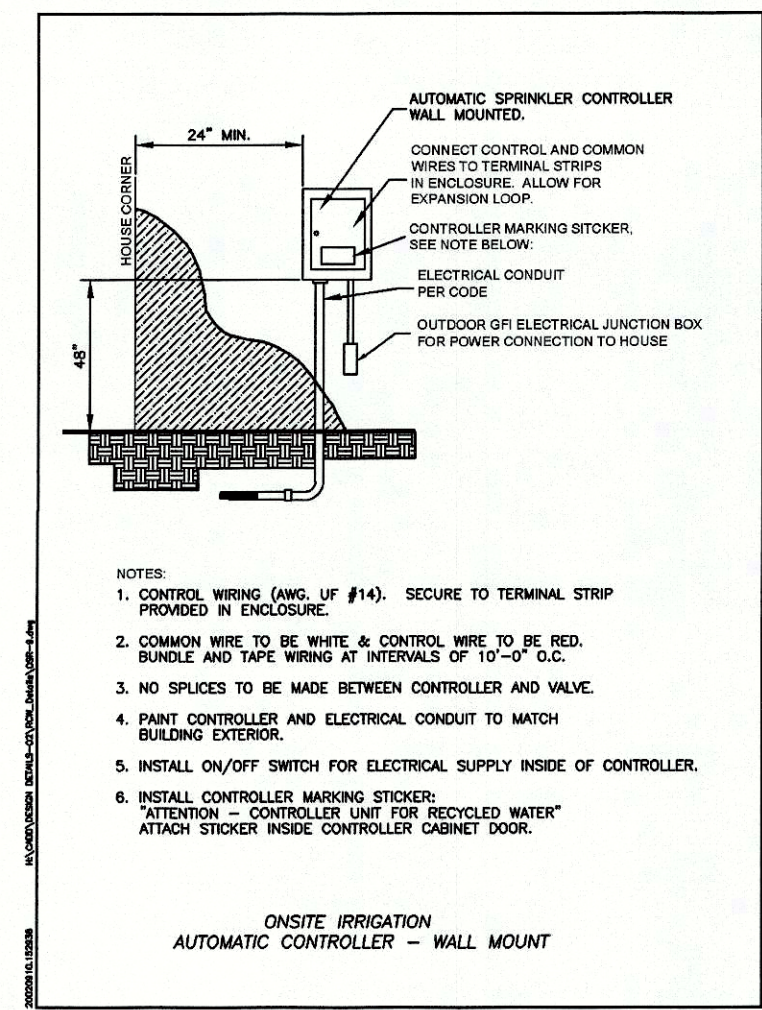
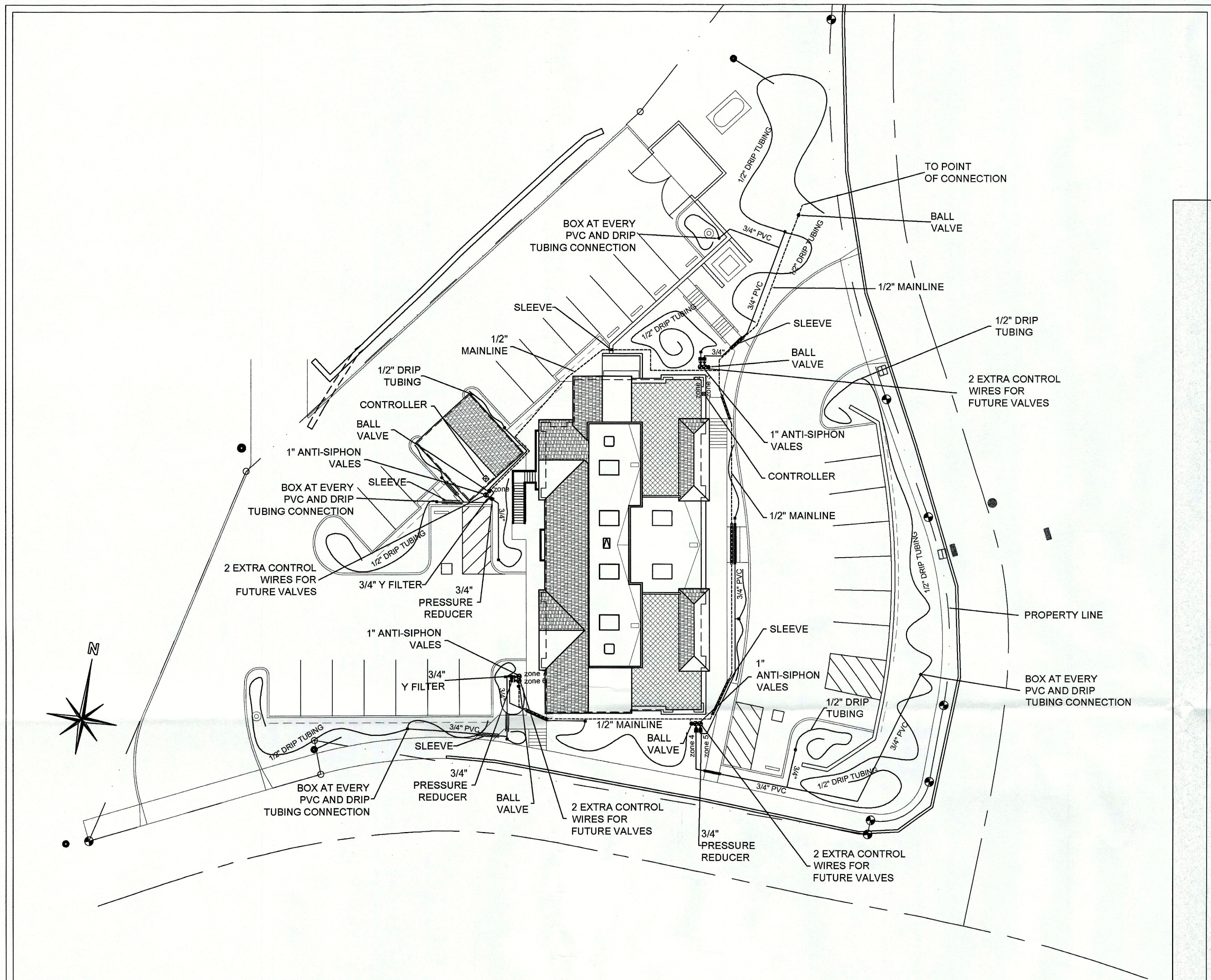
PROPOSED MULTI-USE DEVELOPMENT

BEN HERR

Bentley G. Herr
ARCHITECT

(916) 359-4877 bentleyg@winfirst.com
751 Casmalia Way, Sacramento, CA 95864-5203





IRRIGATION LIST

		QTY.
	Hunter Outdoor Pro C-6 Station Controller	1
	Rainbird 100 PCB -1" Anti-Siphon Valves	7
	Ball Valve	6
	3/4" Y Filter for Drip Irrigation	7
	3/4" Pressure Reducer	7
PIPE		
	PVC SCH. 40 Mainline	
	PVC SCH. 40 Lateral Lines	
	1/2" Drip Tubing	
	Sleeve	
DRIP IRRIGATION FORMULA		
One 1-GPH Emitter per 1 Gal. Shrub/Ground Cover		
Two 2-GPH Emitter per 5 Gal. Shrub/Trees		
Three 2-GPH Emitter per 15 Gal. Shrub /Trees		
NOTES:		
1. 110 power source for irrigation controller.		
2. Mainline and 14-1 control wire shall be 18" below grade.		
3. Lateral lines shall be 12" below grade.		
4. Bury 1/2" tubing just under soil surface, not emitters.		
5. Place emitters on stakes for easier maintenance.		
6. 1/4" tubing to be used to extend to all emitters and stakes.		
7. 1/4" tubing not to exceed 8' in length for lateral tubing.		
8. Sleeves under parking area where needed.		
9. These drawings are diagrammatic, various parts of the system may be relocated for economy and ease of installation.		
10. Call State Agency for location underground utilities before you dig.		
11. Landscape contractor is responsible for all coverage.		

SECTION B: WATER BUDGET CALCULATIONS

Section B.1 Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = (ET_o)(0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

where:

MAWA = Maximum Applied Water Allowance (gallons per year)
 ET_o = Reference Evapotranspiration (47.3 inches per year)
 0.7 = ET Adjustment Factor (ETAF)
 LA = Landscaped Area, including Special Landscape Area (SLA) (in square feet)
 0.62 = Conversion factor (to gallons per square foot)
 SLA = Portion of the landscape area identified as SLA (in square feet)
 0.3 = Additional ETAF for SLA (1.0 - 0.7 = 0.3)

$$\text{Maximum Applied Water Allowance} = 152,583 \text{ gallons per year}$$

Show calculations.

$$(47.3)(0.62)(0.7 \times 7,433) = 152,583$$

SECTION A. HYDROZONE INFORMATION TABLE

Complete the hydrozone table below. Use as many tables as necessary to provide footage of landscape area per hydrozone for the total landscape area.

Hydrozone *	Zone or Valve	Irrigation Method **	Area (Square Feet)	% of Landscape Area
LW	zone 1	D	736	9.9
LW	zone 2	D	595	12.5
LW	zone 3	D	2,382	32
LW	zone 4	D	2,017	27
LW	zone 5	D	333	05
LW	zone 6	D	628	8.4
LW	zone 7	D	742	10
Total				100%

* Hydrozone
 HW = High Water Use Plants
 MW = Moderate Water Use Plants

** Irrigation Method
 MS = Micro-spray
 S = Sprinkler

The project's ETWU is calculated using the following formula:

$$ETWU = (ET_o)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

where:

ETWU = Estimated total water use per year (gallons per year)
 ET_o = Reference Evapotranspiration (inches per year)
 PF = Plant Factor from WUCOLS (defined in 17.33.030)
 HA = Hydrozone Area (high, medium, and low water use areas) (in square feet)
 SLA = Special Landscape Area (in square feet)
 0.62 = Conversion Factor (to gallons per square foot)
 IE = Irrigation Efficiency (minimum 0.71)

Hydrozone Table for Calculating ETWU:

Please complete the hydrozone table(s). Use as many tables as necessary.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
zone 1	LOW	0.30	736	9.120
zone 2	LOW	0.30	595	7.361
zone 3	LOW	0.30	2,382	29.502
zone 4	LOW	0.30	2,017	24.985
zone 5	LOW	0.30	333	4.135
zone 6	LOW	0.30	628	7.774
zone 7	LOW	0.30	742	9.208
Total				92.083
SLA				
Grand Total				92.083

$$\text{Estimate Total Water Use} = 92,083 \text{ gallons}$$

Show calculations.

$$(47.3)(0.62) \left(\frac{30 \times 154}{71} \right) = 9.120$$

$$(47.3)(0.62)(311) = 9.120$$

$$(47.3)(0.62)(251) = 7.361$$

$$(47.3)(0.62)(1,006) = 29.502$$

$$(47.3)(0.62)(857) = 24.985$$

$$(47.3)(0.62)(141) = 4.135$$

$$(47.3)(0.62)(285) = 7.774$$

Toad



Hall



south side elevation



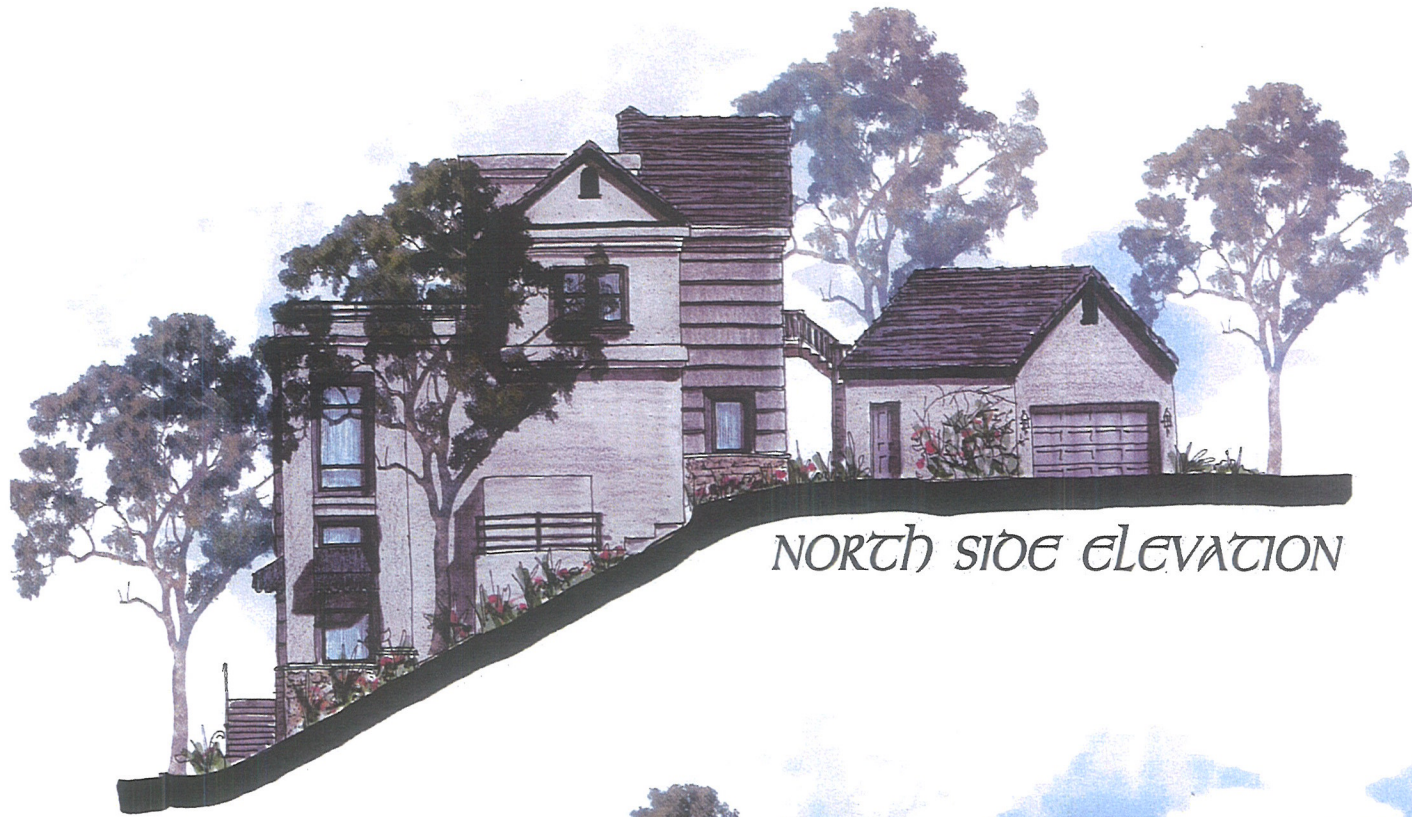
front elevation



Toad



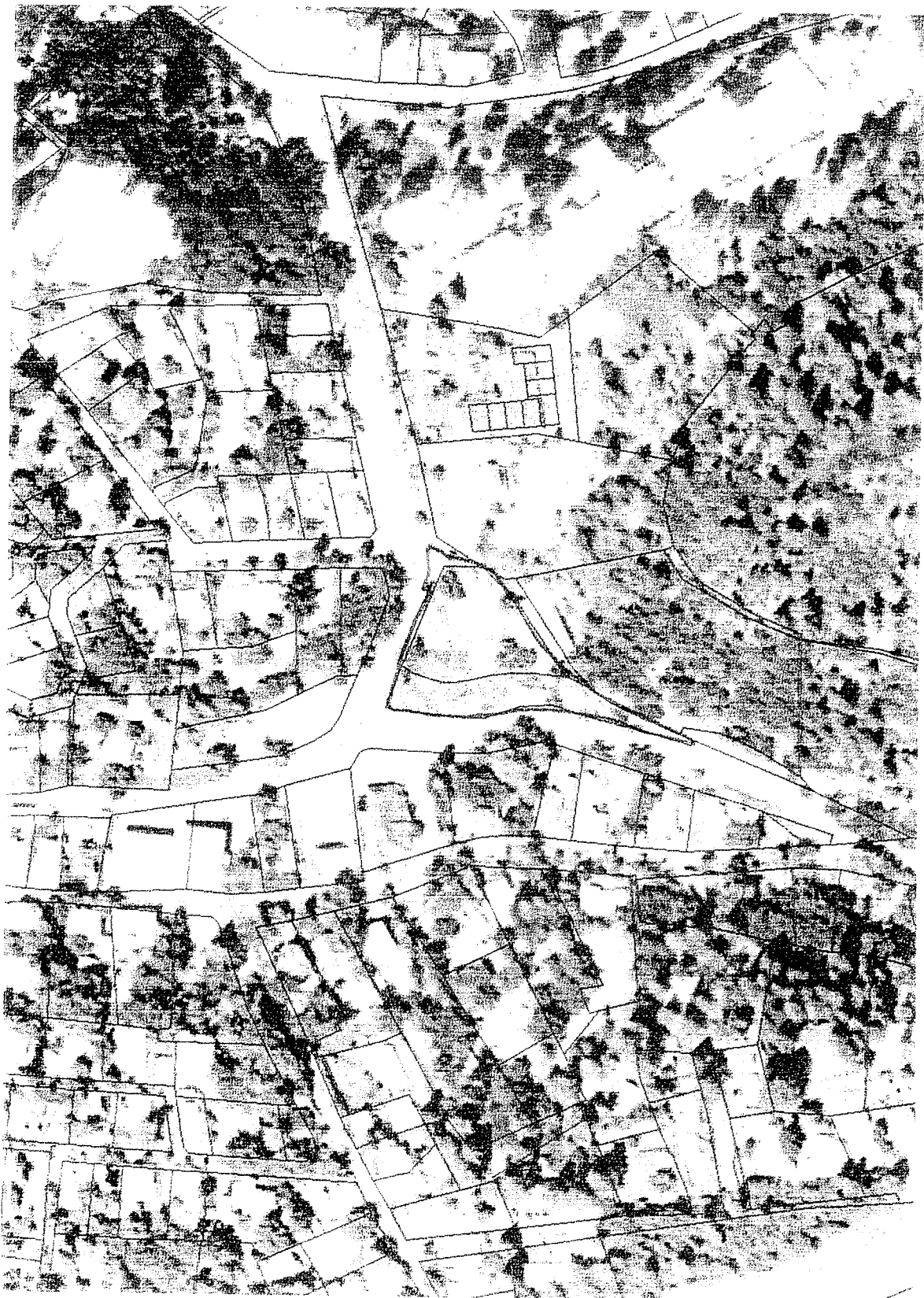
Hall



NORTH SIDE ELEVATION



REAR ELEVATION



AERIAL OF
TOAD HALL NEIGHBORHOOD

Attachment B

To Date Conditions of Approval - 971 Spring Street – SPR06-01

(Approved on 07-18-06 – Planning Commission; 08-22-06 – City Council; 09-19-06 – Planning Commission; 10-24-06 – City Council; 12-19-06 – Planning Commission; 04-20-10 – Planning Commission)

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

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 and a 4' striped shoulder shall be provided on the north side of Spring Street adjacent to the project frontage as approved by the City Engineer.

(Amendment made by City Council action on October 24, 2206.)

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.
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 5:00 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.

City Council - October 24, 2006

Condition No. 24 was amended as shown as underline text.

43. Construct an ADA compliant crosswalk crossing Pleasant Street at Spring Street. Crosswalk striping shall be thermoplastic.
44. For landscaping on Pleasant Street (the east side of the project), utilize trees in the landscape plan that will reach an early stage of maturity to create an established look to the project.
45. The developer work with staff and residents to try and see if it would be possible to develop some non-monetary compensation to the property owners for any lost street parking on Spring Street.

Planning Commission – December 19, 2006

46. Applicant shall add additional landscaping on the southeast and northeast corners of the site to soften the building mass; and, the additional landscaping shall be reviewed and approved by staff.
47. Master Sign Plan is approved with two signs: 1) the monument sign of no more than 24 square feet; and, 2) the sign on the building, as proposed.
48. The glass panes on the carriage lamps shall be replaced with frosted glass panes.

49. The lighting of the signs shall be down-lighting or up-lighting and shall be in compliance with the City Code. The lighting fixtures shall be reviewed and approved by City staff.

Planning Commission – April 20, 2010

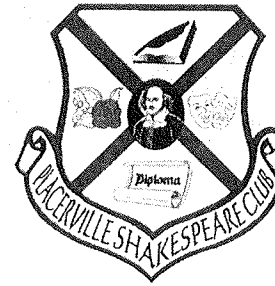
50. The sign which sits at the front of the project site shall be re-erected.

Attachment C

Public Comment from Margaret Lockwood, President of the Placerville Shakespeare Club

Placerville Shakespeare Club

P, O, Box 102
Placerville, CA 95667
(530) 626-7626



RECEIVED

JUL 03 2017

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Established 1897

July 1, 2017

City of Placerville
Development Services Department, Planning Division
3101 Center Street, 2nd Floor
Placerville, CA 95667

Dear Commission Members,

I am writing to you on behalf of the 165 members of the Placerville Shakespeare Club. We are seriously concerned about the impact the proposed Toad Hall project at 971 Spring Street will have on our already critical traffic safety problems, as well as parking issues.

I'm attaching a copy of our most recent letter sent to Mayor Clerici and the City Council members outlining the dangerous street crossing from our upper parking lot on Spring Street to our Clubhouse below on Bedford St. More than 8,000 people attend meetings and events in our Clubhouse each year, many of them parking in the "upper lot". The proposed Toad Hall project will add to the existing problem, not just with numbers of cars, but they will be entering Spring Street just above where we cross.

Parking availability is our other major concern. Though the number of parking spaces may meet a required minimum, we question whether 39 parking spaces is really adequate for the number of businesses, professional offices and residences that will occupy the proposed project. Since there is no on street parking in the near area, it is important that everyone concerned, including any future renters understand that the parking lots belonging to the Placerville Shakespeare Club are fully committed and never available for "public" use. We have found it necessary to strictly enforce a towing policy.

We appreciate your consideration of our concerns and any help you can offer to their resolution.

Margaret Lockwood

Placerville Shakespeare Club

P, O, Box 102
Placerville, CA 95667
(530) 626-7626



Established 1897

February 24, 2017

Placerville City Council
City Clerk Department
3101 Center Street
Placerville, CA 95667

Re: Speeding Cars on Spring Street

Honorable Mayor Clerici and City Council Members:

I am writing to you as President of the Placerville Shakespeare Club on behalf of all of our members regarding a very dangerous traffic situation on Spring Street.

The Club owns a parking lot across Spring Street from our clubhouse on Bedford Avenue. It is usually filled to capacity for our twice-monthly meetings as well as for numerous community events that take place at the clubhouse. Vehicles tend to come around the blind curve on Spring Street and down the hill at a very high rate of speed, making it very dangerous for persons attempting to cross the street to the clubhouse.

Recently a guest fell in the street while attempting to hurry across. A car was coming down the hill, but fortunately was able to avoid hitting her. Another person lost her shoe while rushing across the street. A car ran over her shoe, but again, fortunately, she escaped without injury. Clearly a serious accident is likely if nothing is done to address the problem.

We request that you, your City Engineer, Police Chief, traffic safety committee and other relevant City staff address this issue and make some needed traffic changes. Possible actions that we have discussed are 1) a crosswalk, 2) more police patrols during high traffic times, 3) speed bumps, 4) better signage warning both vehicular traffic and pedestrians and 5) a lower speed limit.

Members of the Placerville Shakespeare Club would be happy to meet with you and/or your staff to discuss our concerns and proposed solutions in greater detail.

Yours Truly,

Margaret Lockwood, President
Placerville Shakespeare Club