

Development Services Department Staff Report**October 15, 2019 Planning Commission Regular Meeting****Prepared By: Andrew Painter, City Planner Date: October 8, 2019****Item# 7.1: 111 Main Street – CUP 19-02 & SPR 19-03 – Century 21**

SUBJECT: Request by Debra Miller, Century 21, for Conditional Use Permit and Site Plan Review to establish and operate a formula business at 111 Main Street within the Central Business District Zone (CBD).

PROJECT DATA:

<i>Applicant:</i>	Debra Miller, Century 21
<i>Property Owner:</i>	Mathews Family Trust and Gerwer Survivor's Trust
<i>Location:</i>	111 Main Street
<i>APN:</i>	003-022-013
<i>Lot Size:</i>	0.27 acres (≈11,900 square feet)
<i>General Plan Land Use:</i>	Central Business District
<i>Zoning:</i>	Central Business District (CBD) - City Code Sect.10-5-14
<i>Adjacent Zoning & Land Use:</i>	CBD Zoning and Land Use

CEQA STATUS: Categorical Exemption Section 15301(a) and Section 15301(g), Class 1, Existing Facilities

RECOMMENDATION

Approve the request subject to the recommended findings, conditions, and a Class 1, Section 15301(a) and Section 15301(g) CEQA exemption.

PROJECT DESCRIPTION

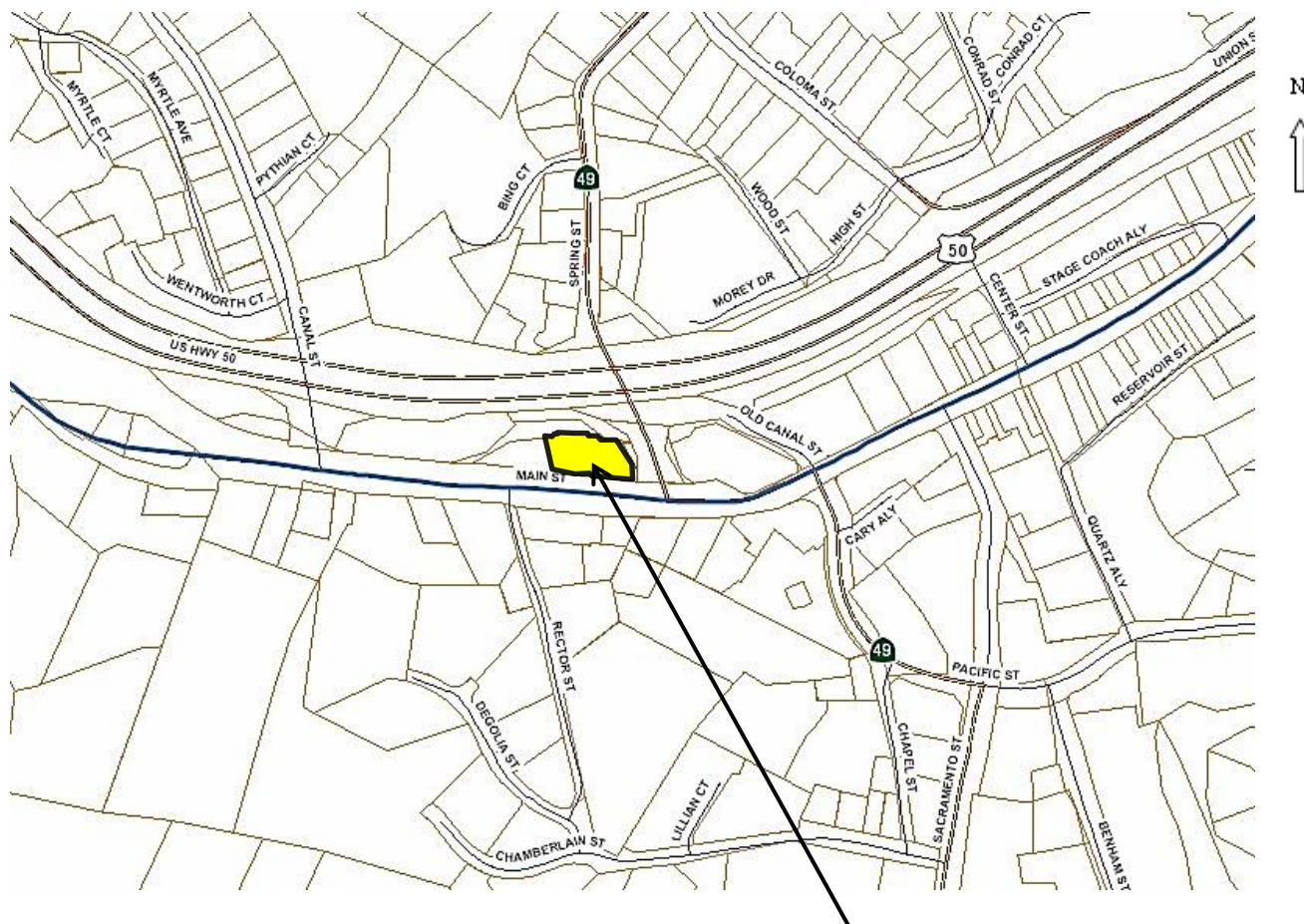
The Century 21 Real Estate business would utilize the site and building currently occupied by Coldwell Banker Real Estate. The Applicant Submittal Package details the proposed request, including their intent to change the sign copy from Coldwell Banker to Century 21 on two existing sign structures located within the site from blue and white to white and gold, and to change the awning color and building trim color from blue to Obsessed Grey as indicated. No changes are proposed to the white base color of the building, parking areas, landscaping or exterior lighting.

SITE DESCRIPTION

Project parcel area is 0.27 acres and is located south of US Highway 50 at the southwest corner of the intersection of Main and Spring Streets (SR 49). The site contains an existing single-storied office building. The age of the building is unknown. It is not on the City's Historic Survey Inventory, or has been designated historic by the City, or is on the state or federal registries of historic resources.

The building has distinctive prow (winged) roof gables with exposed beams that project out from the roof ridges, with two along the west building elevation, one along the south elevation (Main Street) and one along the east elevation (Spring Street). Blue fabric awnings, attached to the roof

fascia exist along the south building elevation. All windows and doors are metal framed. The buildings main entrance along the east elevation has an Obsessed Grey colored entry canopy and disabled access ramp improvements. Vertical siding comprises the west, south and east building elevations. Horizontal siding comprises the north building elevation (US Highway 50). Along the west property boundary is a fenced and gated area containing HVAC equipment and trash bins.



Project Location: 111 Main Street

Parking spaces including a disabled access space are provided on-site for office and customer use. Adjacent to these parking areas are landscaped areas containing on exterior light pole and fixture, shrubs, some groundcovers, a tree, along with a landscape rock with “Site of Original Raley’s Grocery Store” marker mounted on the front. A second marker exists on the site describing, “Site of Placerville Drive In Market.” It is mounted on the brick retaining located behind the landscape rock marker. Street frontage improvements of sidewalk, curb and gutter exist along the project site’s Spring and Main Street road frontages.

Planning Commission Minutes of October 5, 1976, describe approved Site Plan Review 76-13 for a Pacific Telephone & Telegraph office “in old Phillips building on the corner of Main and Spring.” Staff was unable to locate the SPR 76-13 file. Conditions address the reconstruction of curb, gutter and sidewalk along the site’s Spring and Main Street frontages, parking at west of building and site drainage. Staff assumes all conditions were met based on current condition of site. The current CUP19-02 and SPR19-03 request if approved would replace SPR 76-13.

City Construction Permit records show two sign structures authorized by the City in 1983 and 1990 that provide commercial advertising of the on-site office use. One of these is a pole sign structure thirty-two (32) feet in height with two double-sided, internally illuminated, sign cabinets located near the front entry and the entry canopy. The two sign cabinets total 83 square feet of sign area. The second sign structure faces US 50 and Main Street and is located near the northeast corner of the site within a landscape planter. Two posts support a non-illuminated double-sided sign containing 40 square feet of sign area. Other construction activity of note is a 2004 permit for the entry canopy.

BACKGROUND

New formula business uses are permitted within the CBD Zone with a Conditional Use Permit (City Code Section 10-5-14(C)) granted by the Planning Commission. New formula businesses and major exterior modifications to existing formula businesses also require Site Plan Review approval (City Code Section 10-4-9(C)10) by the Planning Commission, subject to the Site Plan Review design criteria under Section 10-4-9(G) that address standardized formula business architecture, materials and signs. The term “formula business” is defined under City Code as any business with a proposed or existing exterior design (appearance, colors, signage) that is essentially identical to five (5) or more other business sites using the same or similar name or identity.

ANALYSIS

General Plan Land Use Consistency:

The Placerville General Plan Land Use map indicates that the land use designation for the site and surrounding parcels is Central Business District (CBD). Purposes of the CBD designation are as follows:

- Purpose 1 of the CBD Land Use designation: Provide for a broad range of pedestrian-oriented commercial, institutional, and public uses.
- Purpose 2 of the CBD Land Use designation: Protect the downtown from encroachment by unrelated and incompatible uses.
- Purpose 3 of the CBD Land Use designation: Differentiate the downtown area from all other land use designations because of its unique character.

Allowable uses within the CBD Land Use designation per Section I: Land Use of the General Plan Policy Document, include retail sales, eating and drinking establishments, hotels and motels, business and professional offices, institutional uses, government facilities, and similar and compatible uses.

Specific General Plan goals and policies relevant to the request are detailed below.

Land Use Element

- *Goal C: To protect and provide for the expansion of Placerville’s commercial services sector to meet the needs of both Placerville area residents and visitors.*
- *Policy 1 of Goal C: The City shall promote the development and renewal of the downtown as the commercial center of Placerville.*
- *Policy 2 of Goal C: The City shall assist the private sector in maintaining and improving the economic vitality of downtown through the provision of public facilities and services*

and the enactment of land use policies and decisions supportive of downtown's primary commercial role.

Community Design Element

- *Goal I: To promote architectural quality throughout Placerville.*
- *Policy 3 of Goal I: The City shall encourage the restoration and reuse of older structures which contribute to the character and sense of historical and cultural identity.*
- *Goal J: To promote development of aesthetic and functional signage and reduce visual clutter.*

Staff believes that the real estate office formula business request is consistent with the purpose of the City's CBD Land Use designation and relevant General Plan goal and policies regarding business and professional office uses and downtown Placerville, in that:

- it would occupy an existing business and professional office building and site within the downtown Placerville's CBD designation;
- the use would operate similarly to the existing Coldwell Banker real estate office tenant on-site, and
- no substantive changes would be made to the building or site other than changes in sign copy within existing and permitted sign and sign structures, and replacing the fabric awning and building trim color from blue to an earth-tone grey (Pantone "Obsessed Grey").

Based on this analysis, the project request is consistent with the purpose of the City's CBD Land Use designation and relevant General Plan goal and policies regarding commercial uses and downtown Placerville.

Zoning Consistency:

The project is located within the Central Business District (CBD) Zone. As mentioned, new formula business uses are conditionally permitted within this zone upon obtaining conditional use permit and site plan review approvals. Century 21 Real Estate is considered a formula business by definition.

Conditional Use Permit

This request includes an application containing a Conditional Use Permit (CUP) 19-02 and Site Plan Review (SPR) 19-03. Per City Code, CUP and SPR approvals are required before a construction permit may be issued and occupancy granted for the proposed use. As mentioned, the site is located within the Central Business District Zone (CBD). Per City Code Section 10-3-3, conditional uses may be permitted under a conditional use permit request where such uses are deemed essential or desirable to the public convenience or welfare, are in harmony with the various elements or objectives of the City's General Plan, and are not detrimental to surrounding property.

It is the opinion of staff that real estate services provide a desirable and beneficial professional service use to the public. In addition, the proposed use would also be convenient due to the project site's downtown Placerville location and its adjacency to US Highway 50. As analyzed in the staff report, the request would be consistent with the intent of the Central Business District land use designation, as well as applicable land use goals and policies of the General Plan.

Findings necessary to support the Conditional Use Permit request, per City Code Section 10-3-3, can therefore be made.

Site Plan Review Criteria

The Commission's authority under Sections 10-4-9 (Site Plan Review) of the Zoning Ordinance is to make determinations regarding site plan review requests. Before the Planning Commission may approve, approve with conditions, or disapprove a Site Plan Review application they must consider whether the following relevant Site Plan Review design criteria under Subsection (G) are met:

(G) 2. *Relationship of Building and Site to Surrounding Area:*

(e) *"Standardized" corporate architecture which involves the use of materials, textures, facades, colors, roof lines, siding and other materials and features is contrary to the City's historic small town character. In lieu of standardized corporate architecture, Formula Businesses shall use the following: natural and manufactured wood siding; large timbers; varied roof lines, openings and façade treatments; brick, brick veneer and rock treatments; gridded windows; and, earth tone colors in lieu of bright, glossy or reflective colors.*

(G) 3. *Landscape and Site Treatment*

(n) *Landscape maintenance agreement between the applicant and the City shall be required to ensure the ongoing maintenance of landscaping*

(G) 4. *Building Design:*

(a) *Evaluation of appearance of a project shall be based on the quality of its design and relationship to surroundings. Inappropriate, incompatible, bizarre, exotic designs and standardized corporate architecture, other than registered trademarks, shall be avoided.*

(e) *Colors shall be harmonious to site and surrounding area. The use of standardized bright, bold, glossy non-earth tone colors is discouraged, as they generally do not project the historic foothill character of the community.*

(G)5. *Signs:*

(e) *Colors shall be harmonious and used with restraint.*

The request appears consistent with relevant Site Plan Review Criteria. No standardized corporate materials, textures, facades, colors, roof lines, siding is proposed for the building under this request. The blue building trim color and the blue fabric awnings would change to an earth-tone grey (Pantone "Obsessed Grey") color, with no change to the building's white base color. In addition, no changes are proposed to the building's distinctive prow roof gables with exposed beams. Sign copy within the three existing signs would change from blue and white colors to white and gold (Pantone "Relentless Gold"). Staff has conditioned the SPR request requiring the recording of a Landscape Maintenance Agreement to maintain existing landscaping of the site.

Environmental Assessment:

This request qualifies for a Class I exemption from the California Environmental Quality Act per Guidelines Section 15301(a) and Section 15301(g). The activity involves minor alterations to an

existing professional office building consisting of awning and building trim color changes, and changes in sign copy on existing signs.

PUBLIC NOTICING AND COMMENTS

Written notice for this public hearing was mailed to property owners within five hundred feet (500') of the project site on October 3, 2019. Public notice was published in the Mountain Democrat on October 4, 2019, and posted to the City website and its Facebook page.

Written public comment deadline to be included in the meeting agenda packet was Wednesday, October 9, 2019. Due to the City being notified by Pacific Gas & Electric of a high probability of a public safety power shutoff, or PSPS, beginning on October 9, 2019, prepared the agenda packets on October 8, 2019. No public comment had been received. Should staff receive written comments they will be provided to the Commission prior to the public hearing on October 15, 2019.

RECOMMENDED ACTION

- I. Adopt the Staff Report and make it a part of the public record.
- II. Make the following California Environmental Quality Act exemption finding for Conditional Use Permit 19-02 and Site Plan Review 19-03:

This requested activity is exempt from CEQA per Guidelines Section 15301(a) and Section 15301(g), in that the activity involves minor alterations to an existing professional office building consisting of awning and building trim color changes, and changes in sign copy on existing signs.

- III. Make the following Findings for Conditional Use Permit 19-02 and Site Plan Review 19-03:
 - A. The project site has a Central Business District General Plan Land Use and Zoning designation.
 - B. The request is consistent with the purpose of the City's CBD Land Use designation and relevant General Plan goal and policies regarding business and professional office uses and downtown Placerville, in that it would occupy an existing business and professional office building and site within the downtown Placerville's CBD designation; the use would operate similarly to the existing Coldwell Banker real estate office tenant on-site, and no substantive changes would be made to the building or site other than changes in sign copy within existing and permitted sign and sign structures, and replacing the fabric awning and building trim color from blue to an earth-tone grey (Pantone "Obsessed Grey").
 - C. The proposed real estate service formula business use would provide a desirable and beneficial professional service to the public.
 - D. The location of the formula business request would be convenient to the public due to the site's downtown Placerville location and its adjacency to US Highway 50.
 - H. The formula business request would not be materially detrimental to the public health, safety and general welfare nor injurious to the property or improvements in

the vicinity and zone in which the site is located, in that the Century 21 Real Estate formula business would operate similarly to the current occupant of the site, Coldwell Banker Real Estate.

- I. Based on the above findings and the analysis provided in staff's report dated October 8, 2019, the request is consistent with General Plan goals and policies and the regulations and design criteria of City Code.
- IV. Based on the foregoing findings, approve CUP19-02, subject to the following Conditions of Approval:

CUP19-02 Conditions of Approval

1. Approval of CUP19-02, located at 111 Main Street, APN 003-022-013, involving the operation of a formula business, Century 21 Real Estate office, at 111 Main Street within the Central Business District Zone (CBD).

Approval is based upon the analysis provided in staff's October 8, 2019 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:

- Planning and Conditional Use Permit Application received 9-30-2019;
 - Site Plan dated 9-26-2019, prepared by Walter Mathews, received 9-30-2019;
 - Floor plan prepared by Edwin Mathews, dated 9-23-2019, received 9-30-2019;
 - Current Landscaping Photos, received 9-30-2019;
 - Current and Proposed Signage, Awning and Century 21 Color Guide, received 9-30-2019.
2. CUP19-02 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP19-02 shall not be issued until the granting of the permit is affirmed on appeal.
 3. CUP19-02 shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried on. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
 4. CUP19-02 shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.
 5. CUP19-02 conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.
 6. Any proposed future change to the use or modification to the application beyond what is authorized under CUP19-02 shall be submitted to the Development Services Department for a determination of appropriate procedures.
 7. CUP19-02 business signage for tenant occupancy shall comply with all applicable City regulations.

8. CUP19-02 shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance, Placerville Municipal Code, and any other City, State and Federal codes, ordinances and laws that may apply.
9. All Conditions of Approval shall be in addition to those established under Site Plan Review 19-03 and shall also be incorporated as the Conditions of Approval for CUP19-02 by reference.

V. Based on the foregoing findings, approve Site Plan Review (SPR) 19-03, subject to the following Conditions of Approval:

SPR19-03 Conditions of Approval

1. Approval of SPR19-03, located at 111 Main Street, APN 003-022-013, involving the operation of a formula business, Century 21 Real Estate, at 111 Main Street within the Central Business District Zone (CBD).

Approval is based upon the analysis provided in staff's October 8, 2019 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:

- Planning and Conditional Use Permit Application received 9-30-2019;
 - Site Plan dated 9-26-2019, prepared by Walter Mathews, received 9-30-2019;
 - Floor plan prepared by Edwin Mathews, dated 9-23-2019, received 9-30-2019;
 - Current Landscaping Photos, received 9-30-2019;
 - Current and Proposed Signage, Awning and Century 21 Color Guide, received 9-30-2019.
2. SPR19-03 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case SPR19-03 shall not be issued until the granting of the permit is affirmed on appeal.
 3. SPR19-03 shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried on. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
 4. SPR19-03 shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.
 5. SPR19-03 conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.
 6. Any proposed future change to the use or modification to the application beyond what is authorized under SPR19-03 shall be submitted to the Development Services Department for a determination of appropriate procedures.

7. The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement for the site in accordance with City Code Section 10-4-9 (Site Plan Review).
8. Parking spaces, accessible space shall comply with City Code. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved Site Plan dated 9-26-2019, prepared by Walter Mathews and received 9-30-2019.
9. All Conditions of Approval shall be in addition to those established under CUP19-02 and shall also be incorporated as the Conditions of Approval for SPR19-03 by reference.

Attachments:

1. Applicant Submittal Package

Attachment 1

Applicant Submittal Package



**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: 9-30-2019
Zoning: CBP GP: RP
File No: CUP19-02 SPR19-03
Filing Fee (PZ) \$1,200.00
Filing Fee (EN) _____
Receipt No: 6434

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 ☐ Map Amendment ☐ Merger
☐ Minor Deviation ☐ Planned Development ☐ 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: REQUEST TO OPERATE A FORMULA BUSINESS
USE WITHIN THE CENTRAL BUSINESS DISTRICT (CBD),
REAL ESTATE OFFICE FOR CENTURY 21.

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 Dan Jacuzzi
MAILING ADDRESS _____
437 CENTURY PARK DR. SUITE B YUBA CITY, CA 95991
PHONE 530-713-5150
EMAIL DJACUZZI@SELECTGROUPE.COM

APPLICANT'S REPRESENTATIVE (if different)

NAME DEBRA MILLER
MAILING ADDRESS _____
49 PLACERVILLE DR., PLACERVILLE CA 95667
PHONE 530-391-7323
EMAIL DEBRA@DEBRAREALTOR.COM

PROPERTY OWNER(S)

NAME MATHEWS FAMILY TRUST/ GERWER SURVIVORS TRUST PHONE 530-409-3386
MAILING ADDRESS ED MATHEWS AND JOANY HARMAN- REPRESENTATIVES 1741 KAREN WAY, PLACERVILLE CA 95667
EMAIL ADDRESS SEMATHEWS38@GMAIL.COM

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

NAME N/A PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____
have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 111 MAIN ST. PLACERVILLE CA 95667
ASSESSOR'S PARCEL NO.(S) 003-022-013
Above described property was acquired by owner on NOVEMBER 27 1996
Month Day Year

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**CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252**

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DEVELOPMENT SERVICES DEPT.

Planning Application 11.2018

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.

N/A

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

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 agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

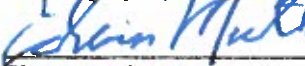
PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.


Applicant's Signature

Debra Miller
Printed Name of Applicant(s)

09/27/19
Date

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

MATHEWS FAMILY TRUST-ED MATHEWS
Printed Name of Property Owner

SEPTEMBER 27, 2019
Date


Signature of Property Owner

GERWER SURVIVORS TRUST-JOANY HARMAN
Printed Name of Property Owner

SEPTEMBER 27, 2019
Date

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). 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.

N/A

- ☒ Floor Plan, accurately drawn to scale: *EXISTING*
- ☐ Proposed interior use of building.
- ☐ Include total square footage of any areas proposed for different uses (i.e. retail, customer service, storage, office, manufacturing, etc.).

☒ Existing and Proposed Elevations, accurately drawn to scale, if exterior building modifications are proposed.

☐ Submission requirements:

☐ Fifteen (15) copies of the following at 24" x 36" folded to 9" x 12" (unless otherwise directed by Department staff):

☒ Site Plan

☒ Floor Plan

☒ Existing and Proposed Elevations *Photos*

NA ☐ One (1) reduced copy of the required plans and exhibits to accompany full-size plans

☒ PDF of Exhibits: High quality PDF files of all exhibits is required. Files may be submitted on disc with the planning application or may be emailed to the Department.

NA ☐ Environmental Checklist (complete)

NA ☐ Additional studies (traffic, sewer, water, etc. as required by Department staff.

☐ Completion of the following as to how your request conforms to the following questionnaire. Use additional pages as necessary:

CONDITIONAL USE PERMIT QUESTIONNAIRE:

1. That such use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.

Since 1983 - 111 Main St has been a Coldwell Banker

Real Estate office. It provided offices for both agents

and employees. This year (2019) CB made the decision

to downsize. The building will be vacant after 11/30/19.

The owners decided to sell. Select Properties (owner

of Century 21) is in escrow to purchase - 111 Main St -

in order to enjoy this unique location on the corner

of Hwy 49 + Hwy 50 and as a welcoming resource

for visitors to Placerville. Except for logo & sign panel

changes & awning color the building will remain the

same (see photos)

2. That the site for the intended use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

This site has been used for real estate since 1983.

At this time there are no plans to change the interior and the only changes to the exterior will be logo & sign panel changes to existing signs & the awnings will be changed for color.

The ADA requirements were made & approved by the City in 2016.

The big rock (Borelli's) commemorating the original Razley & the plaque for Peterson's grocery will remain.

3. That the granting of such Conditional Use Permit and the proposed use of the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.

C-21 will not change the impact on the current traffic, streets & highway since the operate the same capacity as the existing business.

111 Main St is a part of the Downtown Parking District 1.

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4. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

The building will be used as it has been since 1983. 221 will provide space for their agents to work with the office tools, the wifi & the cell reception so necessary for their work

Since there is no change in the use of the building - there will not be any detrimental effect.

I, Debra Miller, hereby acknowledge that the above information is true and correct.

Debra Miller

Applicant Signature

09/27/2019

Date

APPEAL PROCEDURE: Any applicant or person claiming to be directly and adversely affected by any action of the Planning Commission may, within ten (10) days after said action, file a written appeal along with the appropriate fee, with the City Clerk for transmittal to the City Council. Said appeal shall stay the issuance of any permits in connection with the action, pending the decision of the City Council. Upon the receipt of an appeal, the City Council shall, after receiving a report from the Planning Commission, and after at least one (1) Public Hearing, render a decision sustaining, amending, or overruling the Planning Commission action.

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A Brief History of 111 Main Street since 1977

The property went through a major permitted remodel in 1977 when Murchison Construction converted a smaller existing building into an office facility to be leased to The Pacific Telephone Company for their Placerville operation. Pacific Telephone operated there until 1983 when they moved their business and the lease was assigned to Coldwell Banker and Atwood Insurance who shared the location. The building was remodeled by the new tenants with some internal modifications, new outside brick planters, a new entry, awnings and two pole signs advertising the businesses. The two businesses operated there until 1996 when Atwood Insurance moved to their new building on Pacific Street. At the same time the building was sold to local residents Ed and Sandra Mathews, and Vernon and Marcia Gerwer. The Coldwell Banker operation began occupying the entire building. No major revisions were made to the building except the entry was modified with an awning, the Atwood sign was replaced with Coldwell Banker on the signage and there were some offices remodeled within the structure. In 1998, the Coldwell Banker franchise was taken over by NRT, a large Coldwell Banker franchise operator, who leased the property from Mathews/Gerwer and have continued as the tenant up until now.

In 2005, the State acquired a portion of our parking area along Spring Street/Hwy 49 to facilitate the widening of the bridge over Hangtown Creek. The loss of this land eliminated two parking spots from our main lot leaving us with 10 spaces including a handicap spot. Since the property is located in the downtown parking district the owners helped pay off the bonds used to build the parking garage. In 2014/15 the bathrooms were completely remodeled to meet ADA requirements. Additionally the handicap parking spot was repaved for proper leveling and the entry ramp was rebuilt to meet ADA code requirements.

Coldwell Banker under several franchise owners has operated a real estate office at this location since 1983. The Mathews and Gerwer families have entered into an agreement to sell the property to Dan Jacuzzi so he can operate his Century 21 Real Estate Company business where Coldwell Banker has been for 36 years.

Edwin Mathews

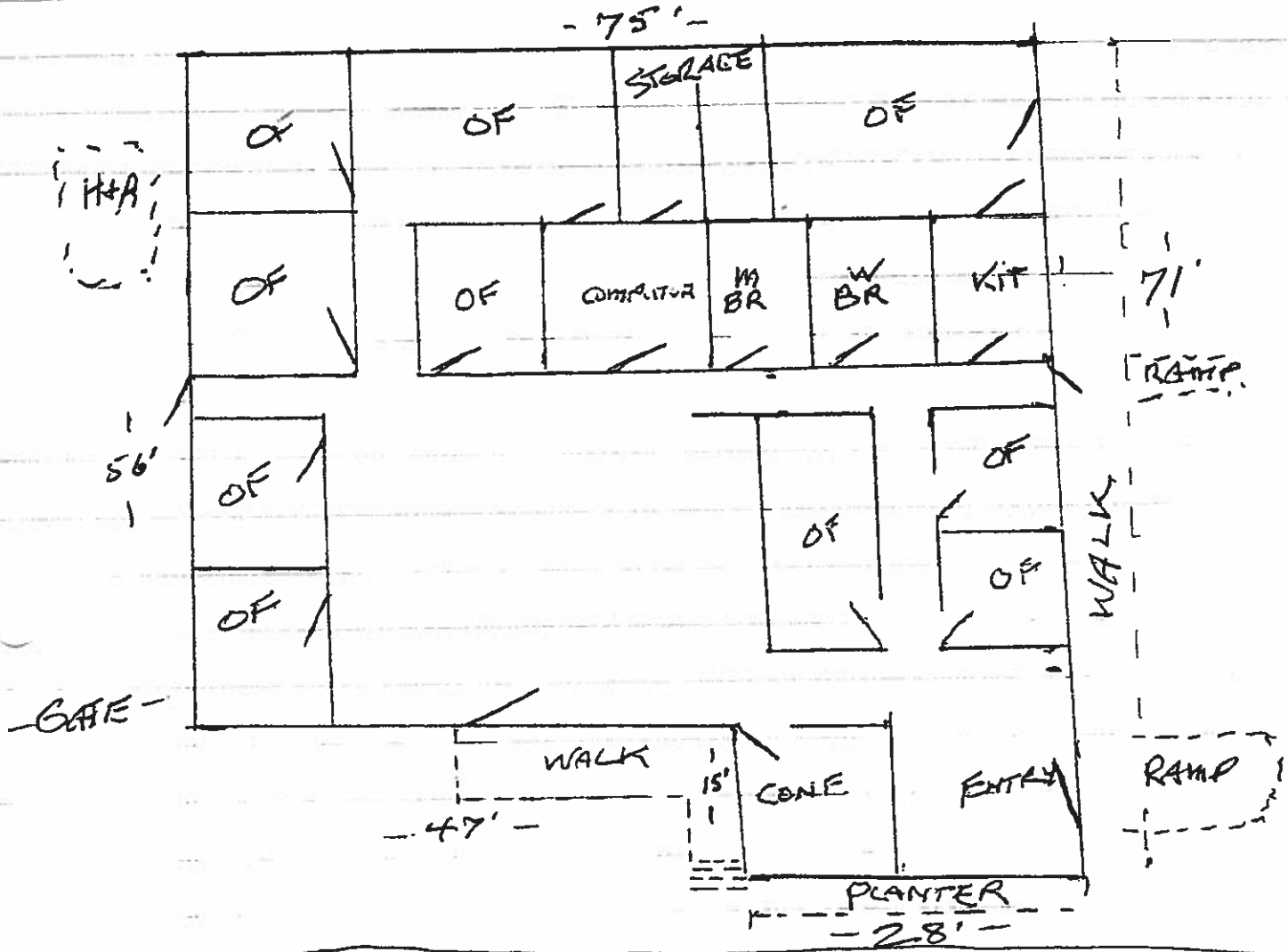
Co-Owner / 111 Main Street

RECEIVED
SEP 30 2019

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

111 MAIN ST.

HANK TOWN CREEK



MAIN ST.

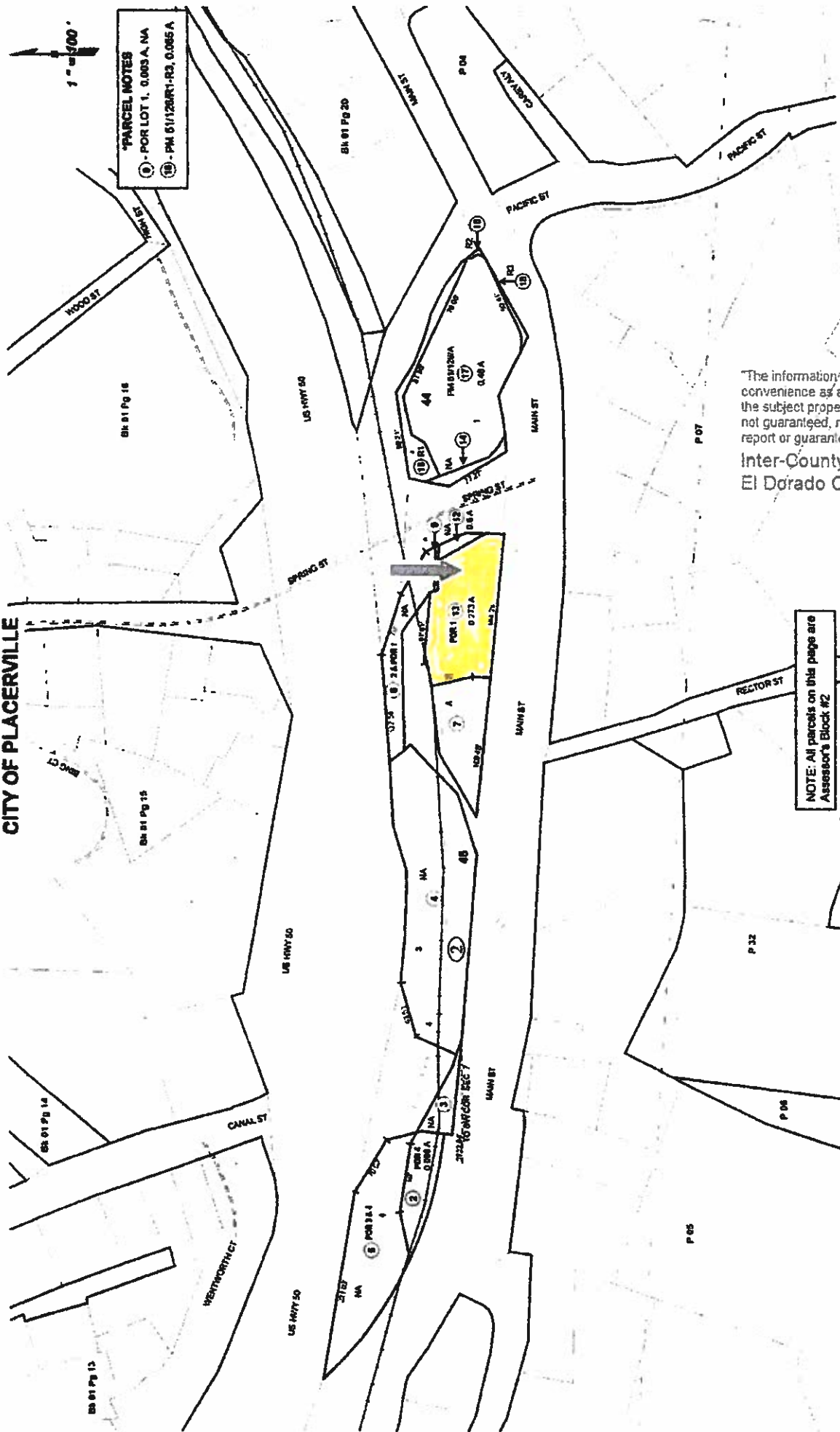
FLOOR PLAN FOR 111 MAIN ST.
SEPTEMBER 23, 2019

Edwin Mathews Co-owner

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DEVELOPMENT SERVICES DEPT.



THIS MAP IS NOT A GUARANTEE. It is prepared by the El Dorado Co. Assessor's Office for information purposes only. Areas, boundaries and measurements are not guaranteed. Users should verify areas and boundaries and boundaries.

Acreages Are Estimates

NOTE: All parcels on this page are Assessor's Block #2

Adopted Map Book Shows a Copy of the Assessor's Map Book, Block #2, El Dorado County, California, Assessor's Office, Placerville, California

The information in this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy report or guarantee to which it may be attached.

Inter-County Title Co. of El Dorado County

Rev. JUN 30 2017

Assessor's Map Bk. 003, Pg. 02
County of El Dorado, CA

DEVELOPMENT SERVICES DEPT.

CITY OF PLACERVILLE

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CURRENT LANDSCAPING



CORNER OF MAIN/SPRING



FRONT OF BUILDING ON MAIN



WESTERN SIDE ON MAIN



CREEK SIDE IN PARKING LOT

CURRENT VEGETATION INCLUDES:

Crepe Myrtle Trees, Heavenly
Bamboo, Night Blooming Jasmine,
Periwinkle, Ivy, Grasses, Camellia,
Asian Elm Tree, Perennials,
Annual Flowers (changed each season)

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CURRENT



PROPOSED



CURRENT



PROPOSED



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CENTURY 21

Color Guide

PRIMARY

RELENTLESS GOLD

C 22	R 190
M 22	G 175
Y 46	B 135
K 7	

#BEAF87

PMS
8383 C

Specialty Metallic

*PMS
2324

OBSESSED GREY

C 0	R 37
M 0	G 37
Y 0	B 38
K 90	

#252526

*PMS
BLACK 7

SECONDARY

DARK GOLD

C 36	
M 36	R 161
Y 56	G 146
K 6	B 118

#A19276

MEDIUM GREY

	R 128
	G 130
	B 133
K 60	

#808285

LIGHT GREY

K 10

#E6E7E8

R 230 G 231 B 232

RECEIVED

SEP 30 2019

RECEIVED

SEP 30 2019

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

CENTURY 21[®]
Select Real Estate, Inc.

C21SelectGroup.com

Each office is independently owned and operated.



CENTURY 21[®]

Select Real Estate, Inc.

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SITE PLAN FOR 111 MAIN STREET, PLACERVILLE CA 95667

LEGEND

LANDSCAPING

NATURAL FOLIAGE

COMP SHINGLES

SIGN

TRUNCATED DOMES

FIRE HYDRANT

PARKING LOT LIGHTS

ELECTRICAL SERVICE

BACKFLOW PREVENTER

PROPANE TANKS

HVAC UNITS

SCALE: 1" = 6.5'

HANGTOWN CREEK

111 MAIN STREET

103 MAIN STREET

HWY 49 / SPRING STREET

MAIN STREET

HIGHWAY 50

PROPANE

HVAC

GARBAGE

GATE

PAVED PARKING

ELECTRICAL SERVICE UNDER THE STREET

ENTRANCE

SIDEWALK

BACKFLOW PREVENTER

POLE SIGN

WATER LINE

ENTRANCE CANOPY

PAVED PARKING

ENTRANCE

GUTTER

SIGN

SEWER LINE

SUBMITTED 9/26/19 BY:
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WALTER@WALTERMATHEWS.COM

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