

6. 150 Placerville Drive – Conditional Use Permit (CUP) 90-13-R: Kwik Serv

Request to revise CUP 90-13 to allow for the outdoor display and rental of trucks (U-Haul) on the site. Authority: Placerville Zoning Code 10-5-15(C)5. Applicant: Namath Kandahari, Elements Petroleum, Kwik Serv business owner. Property Owner: Balkar Singh. Address: 150 Placerville Drive. Assessor's Parcel No.: 325-120-054. Zoning: Commercial (C). Staff: Andrew Painter.

Speakers: None.

Motion: Frenn, second by Kiehne to continue the request hearing for no more than 90 days; staff to provide applicant with clear instructions that the Commission absolutely wants the landscape plan submitted, and that the applicant attend or be represented at the hearing to answer Commission questions. The Commission cannot approve the project without being able to ask questions.

Action: Motion approved 4-1 by roll call vote:

Ayes: Frenn, Gotberg Kiehne and Lepper

Nays: List

7. 251 Main Street – Site Plan Review (SPR) 84-15-R: The Green Room Social Club

Consideration of modification to SPR84-15 approved signs to allow for new business signs totaling approximately 63 square feet of sign area for a new restaurant, bar and event business within existing buildings. Authority: Placerville Zoning Codes: 10-4-9(P: Site Plan Changes) and 10-4-17(G: Regulations of On-Premise Signs). Applicant and Property Owner: Jennifer Teie. Address: 251 Main Street. Assessor's Parcel Nos.: 001-201-006, 001-201-014. Zoning: Central Business District (CBD). Staff: Andrew Painter.

Speaker: Jennifer Teie, Applicant.

Motion: Kiehne, second by Gotberg to:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings:
 1. The request involves the placement and use of on premise signs and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15311(a) of the CEQA Guidelines.
 2. Proposed sign modifications share common font style, back lit illumination color, sign materials, and architectural character that are well related to each other and are harmonious with the building design and the Central Business District.
 3. Proposed Sign modification total aggregate sign area of 63 square feet, its total wall sign area of 53.8 square feet and the total project sign area of 9 square feet