

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

**Development Services Department Staff Report
June 4, 2019 Planning Commission Regular Meeting
Prepared By: Andrew Painter, City Planner**



ITEM 6.1: 140 Forni Road - Site Plan Review (SPR) 99-11-R2 and Conditional Use Permit (CUP) 03-03: Requesting approval for landscape plan amendments for the Thompsons Toyota dealership on property zoned Highway Commercial (HWC).

RECOMMENDATION: Staff recommends the Planning Commission conditionally approve the request.

DESCRIPTION OF REQUEST

The request would modify the existing landscaping of shrubs, groundcovers and two turf grass areas along the Forni Road frontage of the Thompsons Toyota business. A description of the request by property owner Ron Thompson along with the Landscape and Irrigation Plans prepared by Adams Landscape Design & Consulting are provided as **Attachment A**.

New slate-patterned stamped concrete would replace the turf grass. Vehicle inventory would be displayed on the stamped concrete instead of on the turf as it is done currently. New plantings of shrubs and grasses would replace and expand on those existing. Replacement plant species have predominantly low water use requirements.

AUTHORITY FOR APPLICATION

The Planning Commission is charged under City Code Section 10-4-9 (P) Site Plan Changes, Major or Minor, to act upon all applications for Site Plans Review major changes. A Major Change will generally be any change that would alter the appearance, character or intent of the approved Site Plan. Major Change examples include changes in building façade and roof line; wall and roof materials; window and door openings; sign modifications; building illumination and exterior lighting; new mechanical equipment visible from a public way; exterior colors which deviate from existing colors. A Minor Change shall not change in any way the appearance, character or intent of the approved Site Plan. Any proposed change that does not clearly fit into one of the classifications, Minor or Major, shall be considered as a Major Change. Landscaping modifications do not clearly fit into one of the classifications, therefore per code it is considered a Major Change.

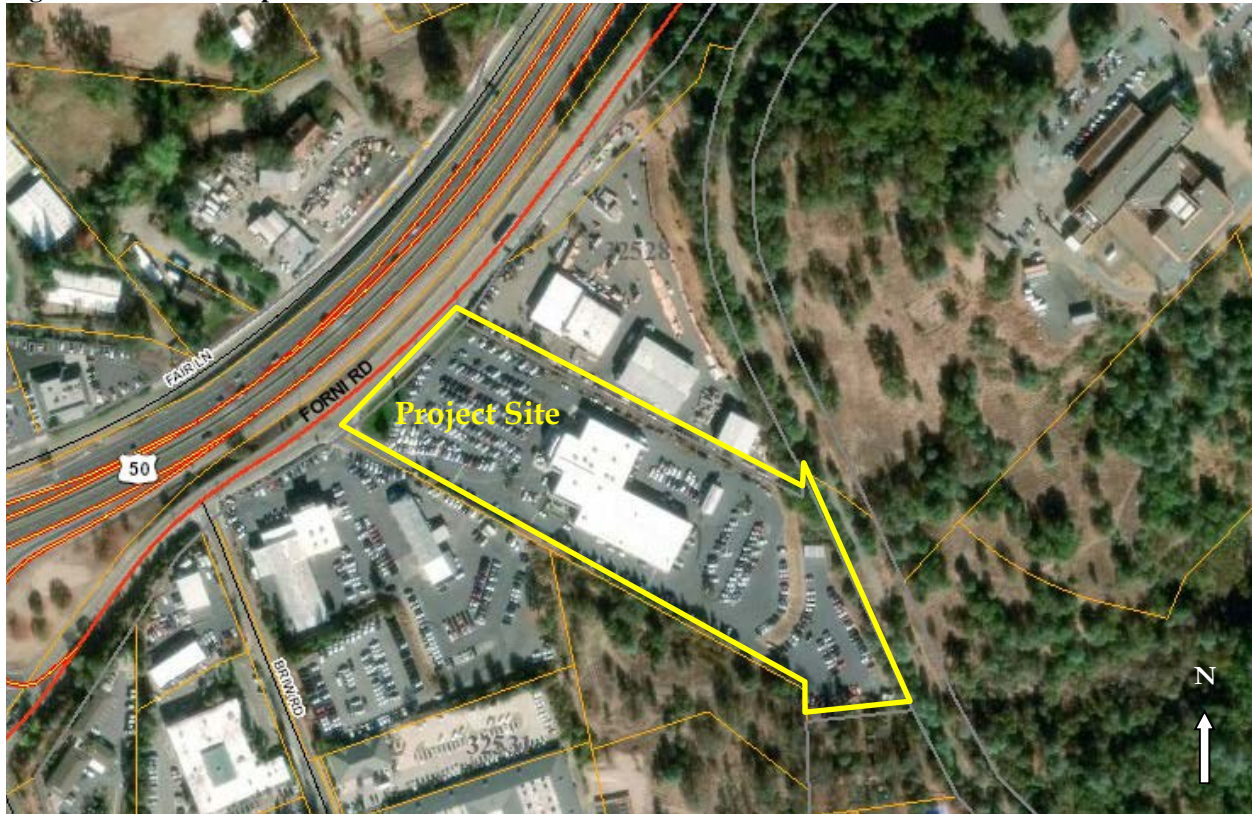
The Commission must hold a public hearing before rendering a decision to approve, approve with conditions or disapprove the request for a major change after considering whether the criteria of City Code Section 10-4-9 (G) are met.

SETTING & BACKGROUND

Setting

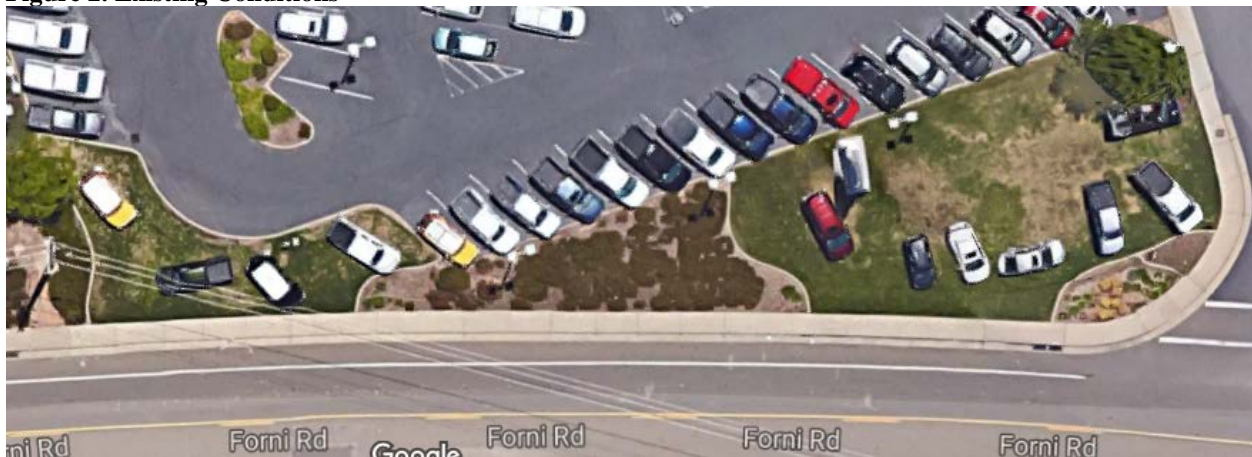
Location: 140 Forni Road. See Figure 1. **Assessor's Parcel Number:** 325-310-098. **Parcel Area:** 6.47 ac. **Zoning:** HWC, Highway Commercial Zone. **Applicant:** Ron Thompson.

Figure 1. Location Map



Source: GOTNET - El Dorado County

Figure 2. Existing Conditions



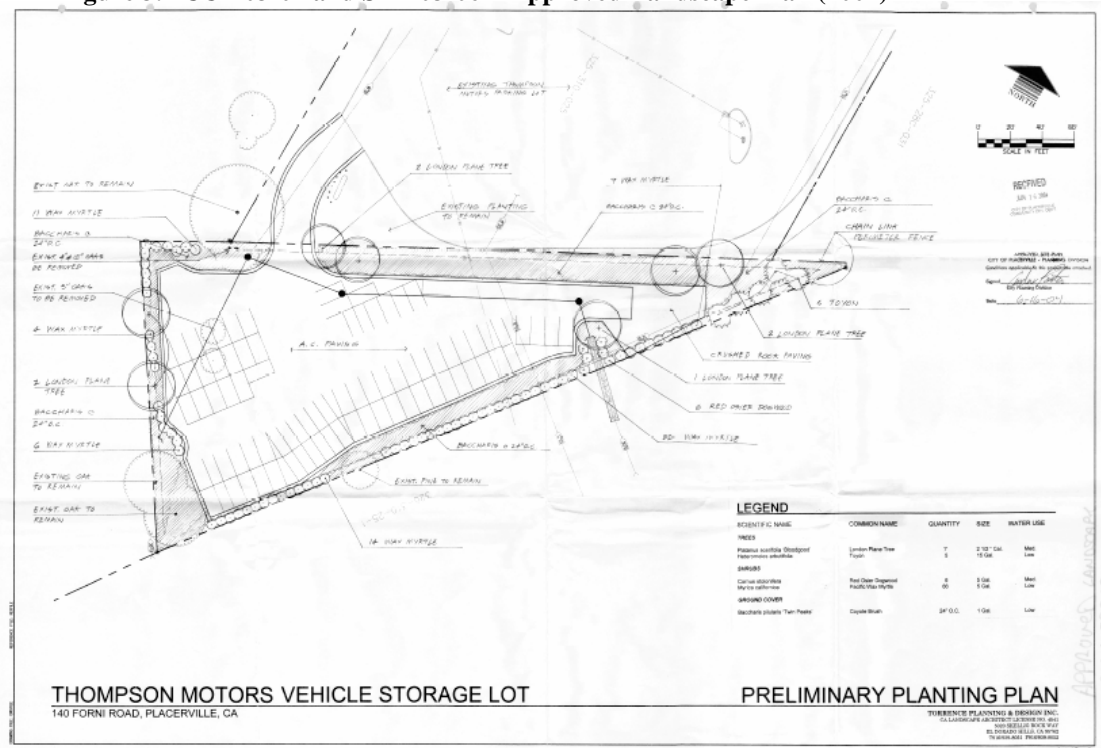
Source: Google Maps

Background

- March 7, 2000: Site Plan Review (SPR) 99-11: The Planning Commission: (1) adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan for grading and construction of the new 33,500 square foot auto dealership and site landscape improvements; (2) conditionally approved SPR 99-11.
- November 7, 2000: SPR 99-11: The Commission approved the Master Sign and Landscape Plans for SPR 99-11.
- November 18, 2003: Conditional Use Permit (CUP) 03-03: The Commission approved CUP 03-03 for the auto sales and service use on the site to correct a City administrative oversight in association with SPR 99-11 approval in 2000.
- November 18, 2003: CUP 03-04 and SPR 03-06: The Commission: (1) adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan for grading, construction and site landscape improvements and operation of a vehicle storage/parking lot located on a one-acre parcel, adjacent and south of the auto dealership parcel; (2) conditionally approved CUP 03-04 and SPR 03-06 (see Figure 3).

City records indicate that all work authorized and conditioned under CUP 03-04, SPR 03-06 and Construction Permit 13780 has not been completed. Parking improvements have been completed and currently is used for intended conditional vehicle storage use. However, landscaping and irrigation approved by the Planning Commission has not been installed. A landscape maintenance agreement has not been recorded.

Figure 3. CUP 03-04 and SPR 03-06 – Approved Landscape Plan (2004)



- March 1, 2005: SPR 99-11: The Commission approved the Master Sign Plan amendment involving a modification to the pole sign under SPR 99-11.
- December 4, 2012: SPR 99-11: The Commission approved a Major Change to SPR 99-11 involving the re-imaging of the existing auto dealership.
- April 2, 2013: SPR 99-11: The Commission approved an amendment to the December 4, 2012, Major Change involving the entry portal.
- June 19, 2017: Lot Line Adjustment (LLA) 17-02: The Development Services Department approved Lot Line Adjustment 17-02 resulting in the adjustment of the boundaries of the auto dealership parcel by adding the one-acre parcel involved under CUP 03-04 and SPR 03-06. The adjusted boundaries established the current 6.47 acre project parcel area.

STAFF ANALYSIS

Environmental Exemption

The request is categorically exempt from CEQA pursuant to Sections 15304 of the CEQA Guidelines. Section 15304 provides exemption for a class of projects (Class 4) consisting of minor alterations in the condition of land. The request would add new and also replace existing landscaping plantings and site flatwork. Therefore, the project qualifies as a Class 4 exemption. In addition, none of the exceptions specified in Section 15300.2 of CEQA Guidelines would apply that would preclude the use of these CEQA exemptions: The project site is not located in a sensitive environment; the project will not have a significant effect on the environment; the project would not damage scenic resources; the project would not be located on a hazardous waste site; and the project would not cause a change to a historical resource. Therefore, this project is categorically exempt per Sections 15304 of the CEQA Guidelines.

Consistency with the General Plan and City Code

The following is an analysis of the project regarding consistency with applicable design-related provisions of the General Plan and City Code. The Commission's approval regarding this project request should be based on affirmative findings that the activity meets design criteria, as specified in the Site Plan Review provisions under City Code Section 10-4-9(G).

Finding

The design and layout of the proposed landscape plan is consistent, as conditioned, with the Placerville General Plan, Site Plan Review Criteria and all applicable provisions of City Code.

1990 General Plan

The 1990 Placerville General Plan provides a framework of policies that were adopted to coordinate all major components of Placerville's physical development. These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan.

Section V. Natural, Cultural and Scenic Resources

Policy A1. The City shall promote water conservation in both public and private developments.

Policy A4. The City shall encourage the use of native drought-resistant plants in both public and private landscaping.

Discussion/Analysis: Proposed modifications would remove high water use turf and include the planting of low water use plants such as Barberry and Lomandra. All species chosen tolerate full sun exposure, a condition that this site experiences.

Section VII. Community Design

Policy D3. 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.

Discussion/Analysis: The site is approximately 100 feet south of US Highway 50 and Forni Road. The request would remove turf and other landscape plantings on the site. Proposed plantings would provide color and visual interest throughout the year establishing a pleasant transition from the street into the site.

Site Plan Review Criteria (City Code Section 10-4-9(G))

(G)3. Landscape and Site Treatment and Tree Preservation Required

Discussion/Analysis: The request would remove high water use turf and other landscape plantings on the site. Proposed plantings would provide color and visual interest throughout the year establishing a pleasant transition from the street into the site.

Staff believes that the request as conditioned is consistent with the above-referenced planning documents applicable to the project site. Based on the projects consistency with the applicable policies and regulations of the listed planning documents, the request as conditioned is found to be consistent with the Finding.

PUBLIC NOTICE AND FEEDBACK

Notice of this request was mailed to property owners within 500 feet of the project site; notice was published in the Mountain Democrat on May 17, 2019. No comments were received.

RECOMMENDED ACTION

1. Hold public hearing to take public comment.
2. Make the recommended findings that are provided as Attachment B.
3. Approve SPR 99-11-R2 – Major Change and CUP 03-03, subject to the Conditions of Approval provided as Attachment B.



Andrew Painter, City Planner

Attachments

- A. Applicant Submittal Package – Project Description, Landscape and Irrigation Plans
- B. 140 Forni Road SPR 99-11-R2 – Major Change. Draft Findings and Condition of Approval



Ron Thompson
Thompsons Family of Dealerships
140 Forni Road
Placerville, CA 95667

May 24, 2019

Pierre Rivas
City of Placerville
Development Services Department
3101 Center Street
Placerville, CA 95667

RECEIVED

MAY 24 2019

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

Dear Pierre,

I am writing in regards to the landscape proposal for Thompsons Toyota, at 140 Forni Rd in Placerville, CA. With the exciting addition of the new offramp to Ray Lawyer Dr, we figure it's time to update the front of our property, too, creating an even more welcoming environment to both those that live here, but also to those that are visiting Placerville for the first time.

We have had the same landscaping for nearly 20 years and it's time for an aesthetic and environmental update to conserve water usage. In replacement of our grass lawns, we will pour 2 stamped, slate-patterned concrete pads where vehicles will be displayed rather than our existing grass. The resulting pads will be water conserving and even more attractive visually. In front of the sign will be a drought tolerant landscape design, featuring a stacked, blue stone wall below the concrete. Numerous attractive, drought tolerant plants will be placed in the vicinity as well, with small boulders smartly scattered to bridge transitions between plant species in a neatly packaged collage. Careful planning and grouping will ensure the completed look is visually arresting and makes sense. The rocks and selected plants, including Blue Deodar Cedars, Crimson Pygmy Barberry, Bearberry, Juniper,

Feather Reed Grass, and Lime Tuft Lomandra are of a natural look for El Dorado County. All in all, 149 individual plants are currently in the plan.

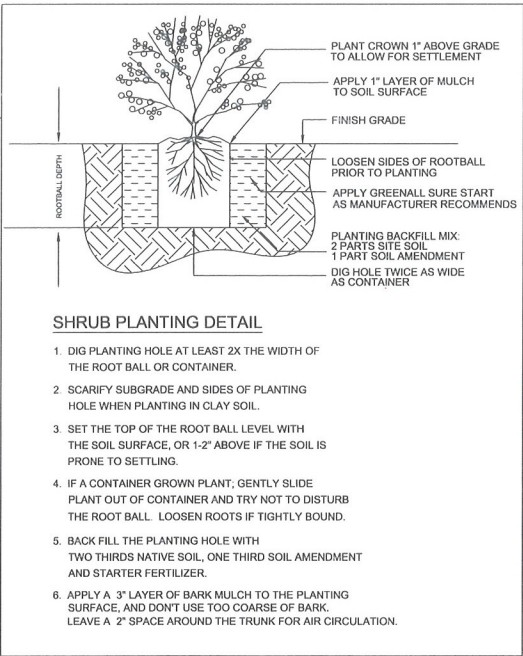
We want to do our part for the environment by finding a solution that uses less water while creating a visual update that is better looking, and consistently beautiful throughout each season of the year, to remind those and also introduce to those what makes Placerville Placerville.


Sincerely,

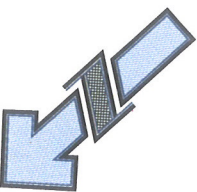
Ron Thompson



Forni Road



	PLANT LEGEND				
	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
	SHRUBS				
	Berberis l.a. Crimson Pygmy	Crimson Pygmy Barberry	22	5 Gallon	
	Cedrus deodara 'Feelin Blue'	Feelin Blue Deodar Cedar	4	5 Gallon	
	GRASSES AND GROUND COVERS				
	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Bearberry	48	1 Gallon	4' Apart
	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	26	1 Gallon	
	Juniperus procumbens 'Green Mound'	Green Mound Juniper	22	1 Gallon	5' Apart
	Lomandra 'Lime Tuff'	Lime Tuff Lomandra	21	1 Gallon	
Miscanthus sinensis 'Little Kitten'	Maiden Grass	6	1 Gallon		



General Notes

THOMPSONS TOYOTA
LANDSCAPE PLAN
140 Forni Rd., Placerville CA 95667

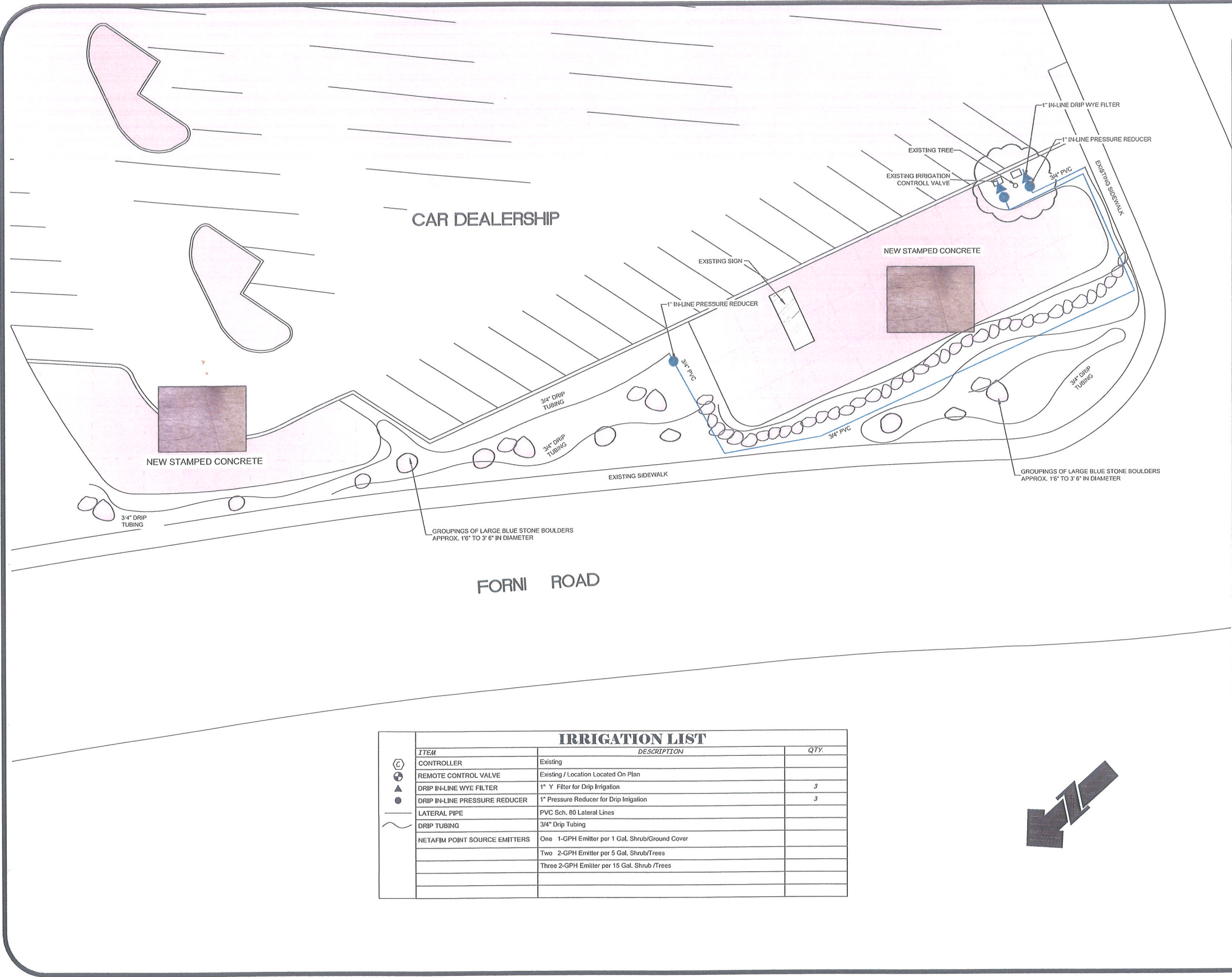
No.	Revision/Issue	Date

Firm Name and Address
Adams Landscape
DESIGN & CONSULTING
PLACERVILLE, CA.
530-622-6200

Project Name and Address

Project
Date
04/16/19
Scale
1" = 10'

Sheet
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General Notes


THOMPSONS TOYOTA

IRRIGATION PLAN

140 Forni Rd., Placerville CA 95667

No.	Revision/Issue	Date

Firm Name and Address



PLACERVILLE, CA.
530-622-6200

Project Name and Address

Project

Date
03/14/19

Scale
1" = 10'

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Attachment B

140 Forni Road – SPR 99-11-R2 – Major Change: Draft Findings and Conditions of Approval

Draft Findings

- A. The major change to site landscaping as part of SPR 99-11-R2, involving the use of water efficient landscaping, is categorically exempt from environmental review per Section 15304 of the CEQA Guidelines.
- B. The design and layout of the proposed landscape plan is consistent, as conditioned, with the Placerville General Plan, Site Plan Review Criteria and all applicable provisions of City Code.

SPR99-11-R2 Major Change Conditions of Approval

- 1. The Project Site Plan Review landscape plan approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits, or as modified by the Planning Commission under 1a):

Attachment A-1 Project Description by Ron Thompson. Date 05/24/2019;
Landscaping Plan, Sheet L-1, Adams Landscaping Design &
Consulting. Date: 02/09/2019; Irrigation Plan, Sheet L-1, Adams
Landscaping Design & Consulting. Date: 03/14/2019.

- 1a. Landscape plan modifications by the Planning Commission (if applicable).
- 2. Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).
- 3. Display vehicles shall not be located on the sidewalk or within approved landscape vegetation areas.
- 4. Three sets of approved landscape and irrigation plans shall be submitted for review and approval by the City's Development Services Department before landscape site work may begin.
- 5. Current property deed for Subject Assessor's Parcel Number 325-310-098, including legal description, shall be submitted to the Department for use to prepare landscape maintenance agreement. The landscape maintenance agreement shall be signed by the property owner and recorded prior to the Development Services Department approval of the Site Plan Review 99-11-R2 improvements. The agreement will cover and include the landscaping and irrigation approved by the Planning Commission on November 7, 2000, except as

amended herein by SPR 99-11-R2, and the landscape plan approved under CUP 03-04 and SPR 03-06 by the Planning Commission on November 18, 2003, but has not been completed as of June 4, 2019. Owner signature(s) shall be notarized.

6. All Conditions of Approval shall be in addition to those established under SPR 99-11 and CUP 03-03, incorporated by reference.