

"Placerville, a Unique Historical Past Forging into a Golden Future"

**Development Services Department Staff Report
July 2, 2019 Planning Commission Regular Meeting
Prepared By: Andrew Painter, City Planner
Item #: 6.2**



Subject: 708 Main Street – Site Plan Review (SPR) 88-11 -R - Major Change

Summary Recommendation: Approve the proposed amendment (major change) to the dental office Site Plan, previously approved by the Planning Commission on July 19, 1988, for the addition of an emergency electric generator, LPG (propane) tank and equipment fence screening, based on the Findings and Conditions contained in this report.

Project Description: This application has been submitted by Brenton Sanders, licensed contractor for the Dr. Vera Dooley, DDS Family Dentistry, requesting a major change to the Site Plan previously approved by the Planning Commission on July 19, 1988. Two additions to the site are proposed. A propane fueled 22 kW emergency generator would be installed on a concrete pad within the landscaped area along Turner Street, west of the dental office. A 250-gallon LPG tank would be set within the landscape area, east of the dental office. The generator and propane tank would be screened from public view by new, 4-foot high, wood picket fencing matching the screening materials of the existing HVAC ground equipment within the landscaped area along Turner Street. The picket fencing would be painted to match the green color of the dental office building. Exhibit A contains the applicant's project description, site plan and fence elevations, and generator specifications cut sheet.

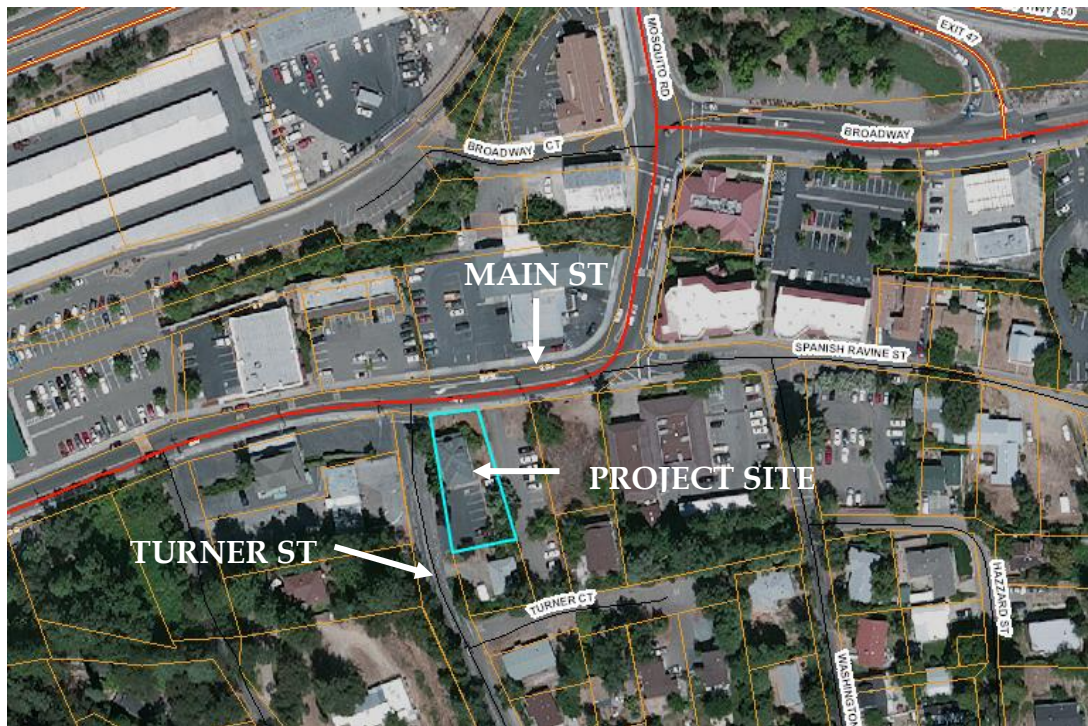
Site Description: The 0.20-acre site contains an existing 1,232-square-foot dentist office, parking area and site landscaping. The office is a single-story modified Queen Anne cottage residence that was converted into the dentist office under SPR 88-11. Vehicular access to the site is from Turner Street to required onsite parking for the professional office use.



**708 Main Street – East Elevation
Photo Source: City Staff 06/11/2019**

Project Data:

Property Owner: Vera Dooley Real Estate LLC
Location: 708 Main Street
Assessor's Parcel No.: 004-041-010
Lot Size: 0.204 acres (8,886 square feet)
General Plan Land Use: Commercial (C)
Zoning: Commercial

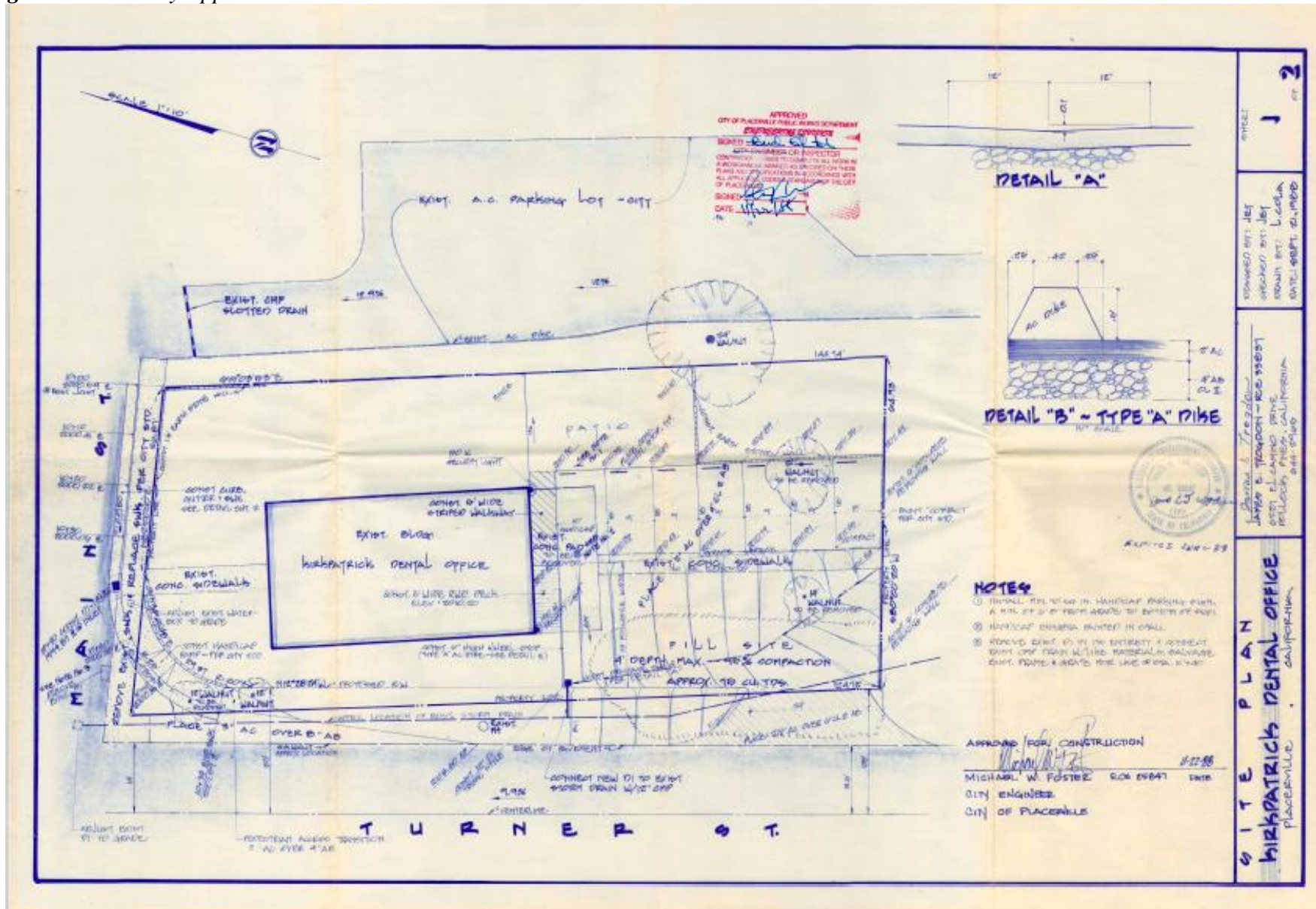
Figure 1: Vicinity Map

Source: EDC GOTNET

Table 1: Adjacent Land Use, Zoning and General Plan Designation

Adjacent Parcels	Land Use	Zoning
North	Commercial	Commercial (C)
East	Public Facilities (City Police)	Commercial (C) and Public Facilities (PF)
South	Medium Density Residential	Single-Family Residential (R1 -6,000)
West	Commercial (carwash and former restaurant)	Commercial (C)

Figure 2: 1988 City Approved Site Plan



Public Noticing: Written notice for this public hearing was mailed to property owners within five hundred feet (500') of the project site on June 13, 2019. Public notice was also published in the Mountain Democrat on June 14, 2019. No public comments were received as of the date of this report.

Entitlement / Permit History:

July 1988	Planning Commission approval of Site Plan Review 88-11 for the conversion of a single family residence to a dental office, parking for office use, landscaping, ground sign and street frontage improvements of curb, gutter and sidewalk along the parcel's Main Street frontage.
August 1988	Construction Permit No. 8434 – Conversion of residence to dental office.
November 1988	Construction Permit No. 8512 - Parking lot and sidewalk improvements

Analysis:

Environmental Analysis: This project was evaluated under the provisions of the California Environmental Quality Act (CEQA) and was determined by staff to be Categorically Exempt per CEQA Guidelines Sections 15301(a) (Exterior electrical conveyance alterations and exterior fencing involving no expansion of the existing use).

General Plan Land Use Consistency: The Placerville General Plan Land Use map indicates that the land use designation for the site is Commercial (C). Purposes of the C designation include providing retail sales and services, entertainment and other light commercial activities. Professional office uses are allowable uses within the C designation.





As the request is to add new site equipment, an LPG tank and fence screening to the site, and no changes are proposed to the existing dental use onsite, the requested major change is appurtenant to the use and therefore consistent with the General Plan lands use designation. In addition, the ability of the dental practice to generate electricity during power outages would allow the practice to remain open, enhancing patient care.

General Plan Health and Safety Consistency: The Placerville General Plan's Section VI - Health and Safety contains a policy relative to noise and land use compatibility, Goal I, Policy I-7 and Table II-2) as follows:

Goal I. To protect the residents of Placerville from the harmful effects of exposure to excessive noise.

Policy 7. Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with recommendations of the California Office of Noise Control (see Figure 3: Table II-2 of General Plan Policy Document).

Figure 3: Table II-2 of Placerville General Plan Section VI – Health and Safety**TABLE II-2
LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS**

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB						
	55	60	65	70	75	80	
Residential – Low Density Single Family, Duplex, Mobile Homes							<p>Interpretation</p>  <p>Normally Acceptable Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>  <p>Conditionally Acceptable New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.</p>  <p>Normally Unacceptable New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p>  <p>Clearly Unacceptable New construction or development should generally not be undertaken.</p>
Residential – Multi-Family							
Transient Lodging - Motels, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert, Halls, Amphitheatres							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							
Source: California Office of Noise Control							

Generator specifications sheet for the 22 kW Generac model were submitted by the applicant. The sound output in decibels (dB(A)) at 23 feet at normal load (emergency backup operations) is 67 dB. This decibel level is, “Conditionally Acceptable” for a professional office building per Land Use Compatibility table in the General Plan. Proposed installation includes a three sided screen fence that is expected to direct generator sound toward the dental office minimizing affects offsite. Sound output attenuates as sound travels further from its source. The closest residential use is south of the dental office approximately 110 feet from the proposed generator location. Generator sound output during normal load at 110 feet is expected to be 53 dB(A), or “Normally Acceptable” under the Land Use Compatibility table. The sound output is expected to be further reduced with the screen fence installed. Request is consistent with the noise policy of the General Plan Health and Safety Section VI.

Zoning Consistency: The project is located within the C zone. Professional office uses are permitted uses within this zone. The existing dental office use was established in 1988 via approval of a Site Plan Review and subsequently completed and allowed occupancy upon final inspections in 1989 of Construction Permit Nos. 8434 and 8512.

Commission Purview: The singular area for Commission review relates to the proposed major change to the approved site plan. As the requested amendment is limited in scope, so too is the Commission's purview limited to the scope of the requested change.

Site Plan Review Criteria: The Commission’s authority under Sections 10-4-9 (Site Plan Review) and 10-4-10 of the Zoning Ordinance is to make determinations regarding Site Plan Review requests. This application proposes changes to a previously approved Site Plan Review. Specifically, Section 10-4-9(P) of the Zoning Ordinance states that proposed changes to an approved site plan shall be classified as either major or minor by the Development Services Director. Minor changes shall not in any way change the appearance, character or intent of the approved site plan. Major changes are generally those that would alter the appearance, character, or intent of the approved site plan. Examples of major changes include: building façade and roofline; wall and roof materials; window and door openings, and new mechanical equipment visible from a public way. The proposed amendment involves new electromechanical equipment that would be visible from Main and Turner Streets; therefore it would constitute a major change. Site Plan Review approval must be granted by the Planning Commission prior to building permit issuance.

Site Plan Review: In accordance with the Site Plan Review regulations under Section 10-4-9(G) of the Zoning Code, the Planning Commission may approve, approve with conditions, or deny an application after considering whether Site Plan Review criteria are met. Pursuant to the Zoning Ordinance, "These criteria are not intended to supersede any requirements in the city’s construction regulations, restrict imagination, innovation, or variety, but rather assist in focusing on design principles which can result in creative solutions to assist in promoting the purpose of this title."

Given that the proposal consists of site treatment of screen fencing and mechanical equipment, the following are criteria excerpts from Section 10-4-9(G)3 “Landscape and Site Treatment and Tree Preservation” and (G)4 “Building Design” of the Site Plan Review regulations that staff believes are most applicable:

(G)3(q) Fence Construction: Fences shall be constructed of quality low maintenance materials. Fence design shall be compatible with landscaping and site design.

(G)4(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)4(f) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.

Proposed screen fencing of wood pickets is a durable material requiring low maintenance. Fence appearance and height would match existing screen enclosure for HVAC unit onsite, completely obscuring visibility of the proposed generator and propane tank from Main and Turner Streets. Proposed fence color would match the base color of dental office. Site Plan Review design criteria under Section 10-4-9(G)3 and (G)4 of City Code are met.

Recommendation: Staff recommends the Planning Commission:

- I. Conduct a public hearing for the request and receive and consider public input;
- II. Enter Staff's report into the public record;
- III. Make the following findings in support of approval of an amendment to Site Plan Review (SPR) 88-11-R:
 - A. The project location has a General Plan Land Use designation of Commercial;
 - B. The project location is zoned Commercial (C);
 - C. The project location was granted Site Plan Review 88-11 in 1988 by the Planning Commission for the conversion of a single family residence to a dental office, parking for office use, landscaping, ground sign and street frontage improvements of curb, gutter and sidewalk along the parcel's Main Street frontage.
 - D. This project is exempt from environmental review per California Environmental Quality Act Guidelines §15301(a), in that it involves the installation of exterior electrical conveyance alterations and fencing where no expansion of the existing professional office would occur.
 - E. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for commercial facilities, of which professional office uses are allowable uses. The request does not change this use.
 - F. The project is consistent with the purpose and intent of the *Development Criteria* Subsection of *Site Plan Review* City Code (Section 10-4-9), in that the request provides for equipment screening improvements harmonious with and complimentary to existing site improvements through the use of complimentary equipment screen height, materials and colors.

- IV. Adopt the Conditions of Approval contained in **Attachment 1** to this Staff Report. Conditions shall be supplemental to the project Conditions adopted by the Commission on July 19, 1988.

Attachments:

1. Additional Conditions of Approval.
2. Applicant Submittal Package

Attachment 1**Conditions of Approval****Amendment to 708 Main Street -Site Plan Review (SPR) 88-11-R: Major Change**

1. Project Location. The Project site is located at 708 Main Street, Placerville. APN: 004-041-010. SPR 88-11-R shall apply only to the project location and cannot be transferred to another parcel.
2. Runs with the Land. The terms and conditions of approval of the conditional use permit and site plan review shall run with the land; shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
3. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval. The project shall be substantially in conformance with the following:
 - Site Plan – Sheet S1.1, dated 06.09.2019, prepared by Sean Penney of Squigley Doo Designs, received 06.10.2019;
 - Generator specifications: Generac 16/20/22 kW, received 06.10.2019, and
 - Memorandum For Record by Vera Dooley, DDS, dated 06.10.2019, received 06.10.2019.
4. SPR 88-11-R shall expire and become null and void eighteen months from Planning Commission action, January 19, 2021, unless a construction permit for the improvements described in the Major Change to Site Plan Review 88-11-R has been obtained prior to the date of expiration.
5. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing. Construction drawings submitted for permit processing shall include a sheet containing all conditions of approval under the approved SPR 88-11-R.
6. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
7. All construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction shall be allowed on Sunday, unless approved by the City's Development Services Department.
8. All Conditions of Approval shall be in addition to those established under Site Plan Review (SPR) 88-11, approved by the Planning Commission on July 19, 1988.

Attachment 2

Applicant Submittal Package by Brenton Sanders

10 June 2019

MEMORANDUM FOR RECORD

FROM: MATTHEW DOOLEY

SUBJECT: Reason for Generator Installation

1. I am writing this letter to show our need for backup generator installation at 708 Main Street. Due to the chance of increased predictive shutdowns, we want to ensure that our patients are cared for at the highest standard. Having electricity shut down, especially in the middle of patient care, does not match our desired level of care for the residents of the city. Additionally, we do provide limited 24-hour emergency services for our patients. Having electricity shut down without a backup generator prevents us from providing this service at the required level of care and availability.
2. Thank you for your time in considering this request. I hope you find that it will be a benefit to the residents of the city.

X

VERA DOOLEY, DDS

PS. SCREENS FOR GENERATOR AND TANK TO MATCH
EXISTING AC SCREEN.

RECEIVED

JUN 10 2019

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

16/20/22 kW

specifications

Generator Model	G007035-0, G007036-0, G007037-0 (16 kW)	G007038-0, G007039-0 (20 kW)	G007042-0, G007043-0 (22 kW)
Rated Maximum Continuous Power Capacity (LP)	16,000 Watts*	20,000 Watts*	22,000 Watts*
Rated Maximum Continuous Power Capacity (NG)	16,000 Watts*	18,000 Watts*	19,500 Watts*
Rated Voltage	240	240	240
Rated Maximum Continuous Load Current – 240 Volts (LP/NG)	66.6/66.6	83.3/75	91.6/81.3
Total Harmonic Distortion	Less than 5%	Less than 5%	Less than 5%
Main Line Circuit Breaker	70 Amp	100 Amp	100 Amp
Phase	1	1	1
Number of Rotor Poles	2	2	2
Rated AC Frequency	60 Hz	60 Hz	60 Hz
Power Factor	1.0	1.0	1.0
Battery Requirement (not included)	12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum		
Unit Weight (lb/kg)	409/186	448/203	466/211
Dimensions (L x W x H) in/mm		48 x 25 x 29/1218 x 638 x 732	
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	66	66	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	58	58	58
Exercise duration	5 min	5 min	5 min

Engine

	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN
Type of Engine	2	2	2
Number of Cylinders	2	2	2
Displacement	999 cc	999 cc	999 cc
Cylinder Block		Aluminum w/ Cast Iron Sleeve	
Valve Arrangement	Overhead Valve	Overhead Valve	Overhead Valve
Ignition System	Solid-state w/ Magneto	Solid-state w/ Magneto	Solid-state w/ Magneto
Governor System	Electronic	Electronic	Electronic
Compression Ratio	9.5:1	9.5:1	9.5:1
Starter	12 Vdc	12 Vdc	12 Vdc
Oil Capacity Including Filter	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L
Operating rpm	3,600	3,600	3,600
Fuel Consumption			
Natural Gas	ft ³ /hr (m ³ /hr)		
1/2 Load	193 (5.47)	205 (5.8)	184 (5.21)
Full Load	312 (8.83)	308 (8.72)	281 (7.96)
Liquid Propane	ft ³ /hr (gal/hr) [l/hr]		
1/2 Load	69 (1.9) [7.2]	81 (2.23) [8.45]	78 (2.16) [8.16]
Full Load	116 (3.19) [12.07]	140 (3.85) [14.57]	134 (3.68) [13.94]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges – 3.5-7" water column (7-13 mm mercury) for natural gas, 10-12" water column (19-22 mm mercury) for LP gas. For Blu content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

2-Line Plain Text Multilingual LCD Display	Simple user interface for ease of operation.
Mode Buttons:	Automatic Start on Utility failure. 7 day exerciser.
Auto	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Manual	Stops unit. Power is removed. Control and charger still operate.
Off	
Ready to Run/Maintenance Messages	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable (Brownout Setting)	From 140-171 V/190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

** Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum wattage and current are subject to and limited by such factors as fuel Blu/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet (304.8 meters) above sea level; and also will decrease about 1 percent for each 6 °C (10 °F) above 16 °C (60 °F).

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CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

APN	-	004-041-10
ZONING DESIGNATION	-	C
LOT SIZE	-	0.204 AC
FRONT SETBACK	-	4' MIN
SIDE SETBACK	-	5' MIN
REAR SETBACK	-	5' MIN
HEIGHT LIMITS	-	40' MAX

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA ENERGY CODE (TITUS 24), 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 UNIFORM HOUSING CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND ANY OTHER LOCAL CODES, RULES, OR REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING MATERIAL OR INITIATING CONSTRUCTION.
3. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM AREA OF WORK. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOpes OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING 2016 CRC R401.3.
4. THIS PLAN IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEPICTED HEREON AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN OBTAINING A BUILDING PERMIT AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, OBJECTS, AND FEATURES. ALL BOUNDARY MARKERS, PROPERTY LINES AND EASEMENTS, IF SHOWN, ARE FOR CONSTRUCTION ONLY AND ARE NOT A GUARANTEE USING EXISTING COUNTY RECORDED MAPS AND/OR DOCUMENTS. GROUND CONTOUR IS A QUALIFIED INTERPRETATION OF THE ACTUAL GROUND CONTOUR. AS SUCH, THE CONTOURS REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTOUR. THE ACTUAL LOCATION OF TREES SHOULD BE FIELD CHECKED PRIOR TO CONSTRUCTION. TREE DRIP LINES ARE APPROXIMATE. VERTICAL DATUM IS BASED ON ASSUMED ELEVATIONS, UNLESS OTHERWISE NOTED, AND IS NOT TIED TO ANY ESTABLISHED BENCHMARK.
5. ALL INSTALLATION OF EQUIPMENT WILL ADHERE TO THE MANUFACTURER, STATE, AND LOCAL GUIDELINES AND CODES.
6. BUILDER / CONTRACTOR SHALL PROVIDE ANY EROSION CONTROLS REQUIRED, I.E. FIBER, CONCRETE WASH OUT... AS REQUIRED BY STATE AND LOCAL LAWS AND CODES

(E) BUILDING

--- PROPERTY LINE

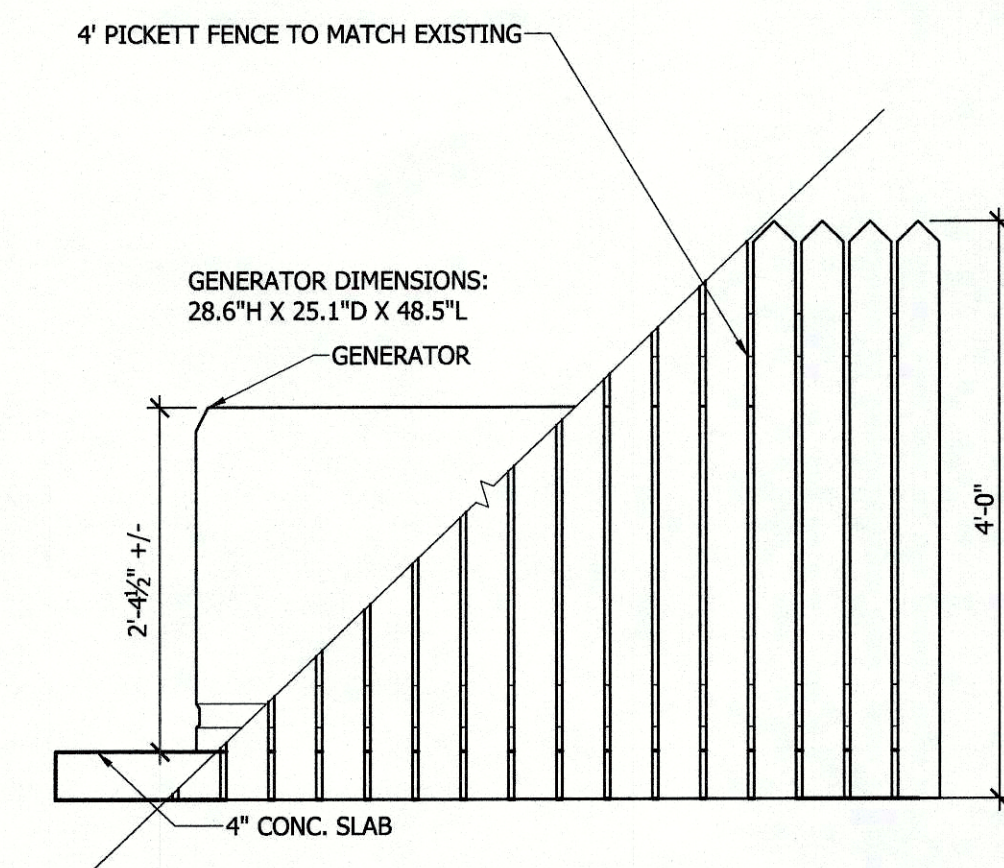
--- SETBACK

— P — P — P — POWER

— GAS — GAS — GAS

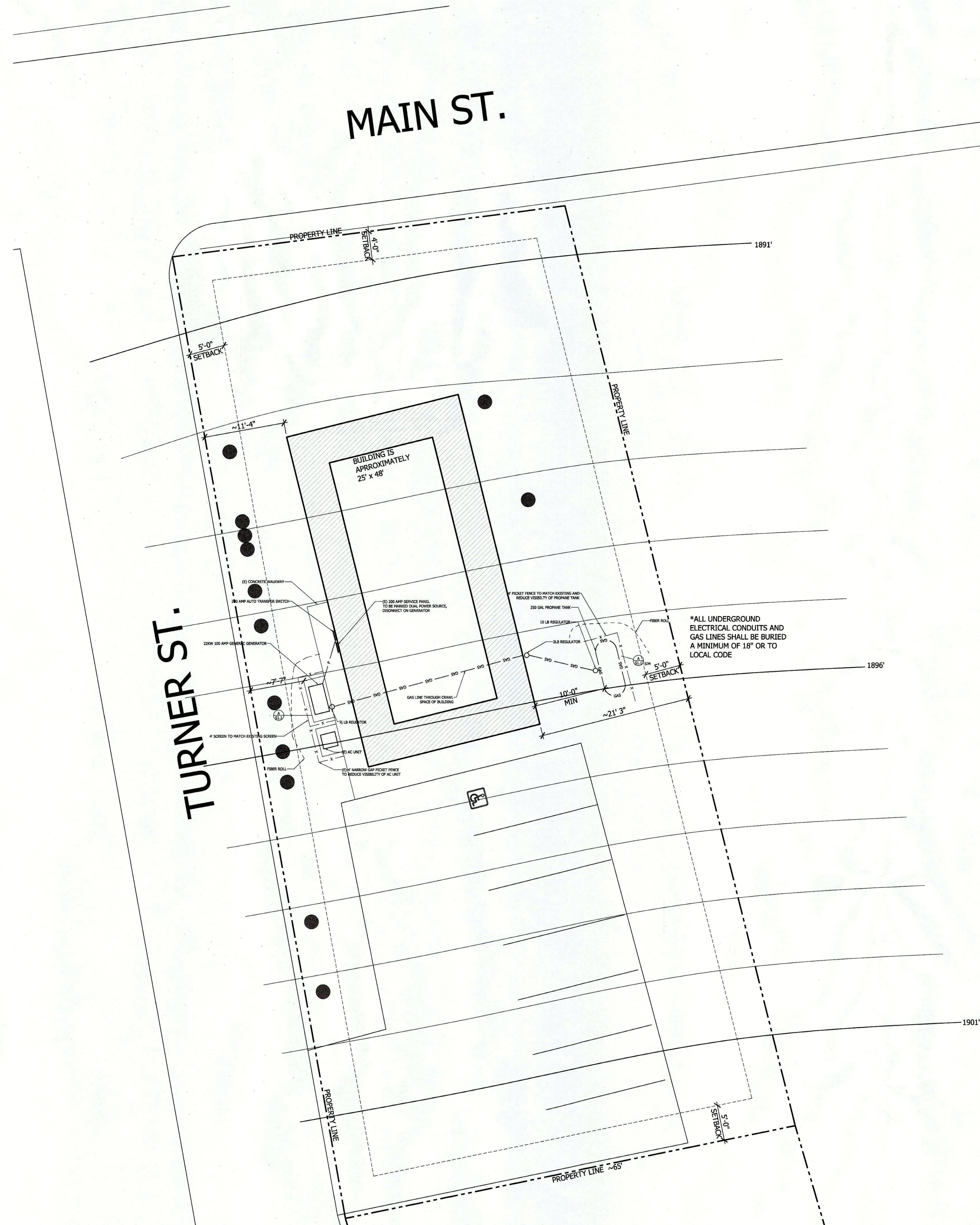
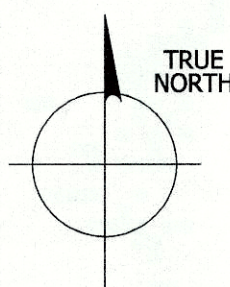
--- FIBER ROLL

(E) TREE / SHRUBBERY



A **GENERATOR VISUAL REDUCTION FENCE**
S1.1 SCALE: 3/4"=1'-0"

1 SITE PLAN
S1.1 1" = 8'-0"



*Squigly Doo
Designs*
squirmy13@gmail.com (530) 919-0724
San Puy

CLIENT / OWNER

BRENTON SANDERS
708MAIN ST
PLACERVILLE, CA 95667

BRENTON SANDERS

**708 MAINT ST
PLACEVILLE, CA 95667
APN# 004-041-10**

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JUN 10 2019
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

REVISIONS

DESIGNER CONTACT INFORMATION

SEAN PENNEY
3192 GRAYBAR MINE, CA 95635
(530) 919-0724
SRPENNEY13@GMAIL.COM

DATE	PROJECT #
06.09.2019	19-001

SHEET TITLE

SITE PLAN

SHEET #

S1.1

PLOTTER: 06.10.2018 12:22:12 PM