

Item 7.3
1216 – 1252 Broadway –SPR78-11-R
Major Change - Hangtown Village Square

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

**Development Services Department Staff Report
September 3 2019 Planning Commission Regular Meeting
Prepared By: Andrew Painter, City Planner**



**Item# 7.3: 1216 -1252 Broadway – Hangtown Village Square
Site Plan Review (SPR) 78-11-R Major Change**

Project Description: Request for Major Change to approved Site Plan Review (SPR) 78-11 to allow a change in existing roof materials within the Hangtown Village Square shopping center from cedar shake shingles with decorative corrugated metal roofing. New roofing color is Charcoal Grey. The angled roofs cover the pedestrian walkways (galleries) along the shopping center’s Broadway building elevations.

Site Description: Hangtown Village Square is a multi-tenant shopping center on 5.11 acres within the City’s Broadway commercial corridor comprised of approximately 48,500 square feet of building floor area, parking, landscaping, signage, and street frontage improvements located. Hangtown Village Square was approved by the Planning Commission under SPR78-11 in 1978.

The City’s Zone classification for this portion of Broadway is Highway Commercial – Airport Overlay (HWC-AO). This area contains retail, retail services, professional business offices, financial institutions, eating and drinking establishment and gasoline and convenience store uses. Caltrans US Highway 50, a state designated Scenic Highway, is located north of the site and is parallel to Broadway. Placerville Airport is approximately 1.5 miles southeasterly of the site.

<i>Applicant:</i>	Wendy Thomas
<i>Property Owner:</i>	PUBA Properties
<i>Location:</i>	1216 -1252 Broadway
<i>Assessor’s Parcel No.:</i>	004-261-023
<i>Lot Size:</i>	5.11 acres
<i>General Plan Land Use:</i>	Highway Commercial (HWC) and within the Placerville Airport Land Use Compatibility Plan
<i>Zoning:</i>	Highway Commercial – Airport Overlay (HWC - AO)
<i>Applicable Regulations:</i>	Placerville Zoning Ordinance: Section 10-4-9(P): Site Plan Changes, Major

Applicable General Plan Goals and Policies: The project site is designated Highway Commercial Zone on the General Plan Land Use Map.

The site is also located within the Placerville Airport Influence Area of the Airport Land Use Compatibility Plan, or ALUCP. The influence area of the Placerville airport addressed in the ALUCP encompasses all lands on which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restriction on those uses. The airport influence area constitutes the area within which certain land use actions are subject to ALUC review to determine consistency with ALUCP policies.

To approve the proposed project, the Planning Commission must determine that the request is consistent with applicable General Plan goals and policies. Staff has identified the following goals and policies as most relevant to the proposed project:

Natural, Cultural, and Scenic Resources Section

Goal I: To protect and enhance Placerville's community character and scenic resources.

Policy 7. The City shall protect the visual character of scenic street and highway corridors.

Community Design Section

Goal A: To preserve and enhance the overall visual attributes of Placerville.

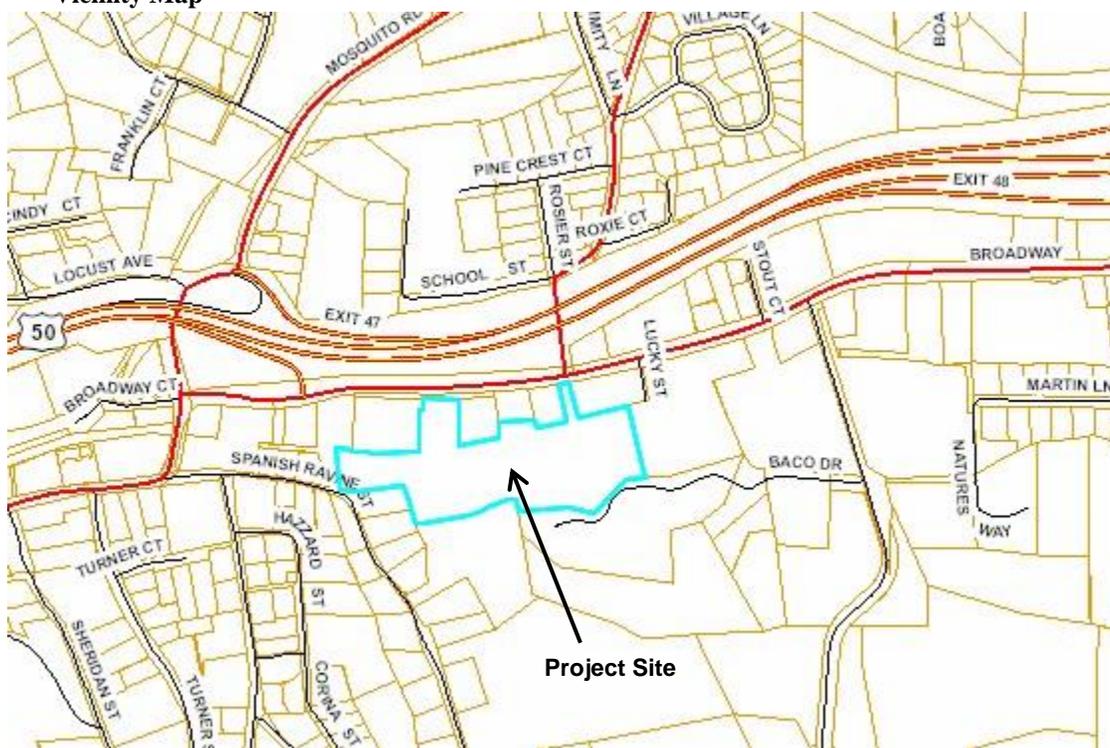
Policy 6. The City shall maintain and/or enhance the visual character of scenic street and highway corridors.

Health and Safety Section

Goal J: To promote land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the Placerville ALUCP.

Policy 2. The City shall ensure that land use approvals in the City are consistent with the Placerville Airport Land Use Compatibility Plan through the adoption of an airport overlay zone that references the policies and maps of the ALUCP.

Vicinity Map



View from Broadway (Source Google)



Zoning Regulations:

Major Change

Under Zoning Ordinance Section 10-4-9 (P), a “major change” to an approved Site Plan Review is any change that would alter the appearance, character or intent of the approved site plan. Roof material changes are listed under this section as an example of a major change.

Major changes to an approved SPR may only be approved by the Planning Commission after conducting a public hearing. The Commission is required to consider the criteria provided under subsection (G) of the Site Plan Review Ordinance before it may approve, approve with conditions, or disapprove a Site Plan Review application, including a request for a major change to an approved SPR. The following Site Plan Review criteria appear relevant to the roof material change.

Section 10-4-9(G)4. Building Design: (c) and (j):

(c) Materials shall be of durable quality, and shall be selected for harmony of the building with surrounding buildings.

(j) The architectural style which should be appropriate for the project in question, and the form and roof type of commercial buildings shall not, without Planning Commission approval, reflect a standardized basic architectural style which is similar to other such projects constructed through related contractual or other agreements statewide or nationally. It is not the intent of this Section to establish any particular architectural style.

Airport Overlay Zone

Section 10-5-23: AO, Airport Overlay Zone was adopted by City Council in 2013. Purposes of the AO include, among others, to implement the ALUCP for the Placerville Airport and to implement the General Plan policy to provide for land uses surrounding the Airport that is compatible with the ALUCP.

A project within the AO must be determined compatible with the Placerville ALUCP. New development is evaluated for consistency with the ALUCP and its compatibility policies specific to noise, safety, airspace protection, overflight and any special circumstance contained within the ALUCP. Section 10-5-23(D)4(a) of City Code, as follows, is relevant to the roof material change request.

4. *Development Review Exemptions: The following shall be exempt from the requirements of this Division:*

(a) *Development that is limited to interior modifications or repairs, or any exterior repairs or maintenance that does not increase the density, floor area ratio or height of an existing structure.*

Staff Analysis: Existing cedar roof shingles are original to the shopping center construction, are highly flammable, and have reached the end of their effective and useful lifespan. The applicant seeks to replace the highly flammable wood shingles with decorative corrugated metal roof panels.

Hangtown Village Square's architectural building style is a contemporary variation of western commercial false-front design. Corrugated metal roofing is a common material for the commercial false-front style, as evidenced by old and new commercial buildings on Main Street. Proposed roofing is durable and fire resistive. Its appearance would maintain the existing character of the commercial false-front style. The request is therefore consistent with the Site Plan Review design criteria.

Staff evaluated the request for compatibility with the General Plan policy and the zoning provisions under the AO. The request would be a building maintenance activity, replacing roof materials that do not increase the density, floor area ratio or height of the existing Hangtown Village Square shopping center. The request is therefore exempt per City Code Section 10-5-23(D)4(a) from a full ALUCP development review, and therefore consistent with the ALUCP.

Environmental Review: The project involves the minor roof material alteration of an existing privately owned shopping center involving no expansion of the retail use; therefore staff finds the request Categorical Exempt from the California Environmental Quality Act (CEQA), per Section 15301(a) of the CEQA Guidelines.

Public Notice and Comment: Notice of this proposal was mailed to property owners within 500 feet of the project site; written notice was published in the Mountain Democrat on August 21, 2019. No public comment was received as of the date the report was prepared.

Recommended Action: Based on staff's analysis of the project, it is Staff's opinion that if approved as conditioned, the request would conform to the City's Zoning Ordinance as well as the policies of the General Plan. Therefore, staff recommends the Commission take the following action:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following California Environmental Quality Act exemption finding for SPR78-11-R:

The request involves minor roof materials alterations to an existing commercial structures, therefore is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines.

- III. Make the following findings for SPR78-11-R:
 - A. The Hangtown Village Square commercial shopping center was constructed after the Planning Commission granted approval under SPR78-11 in 1978.
 - B. The request as conditioned is consistent with Goal I and Policy I-7 of the General Plan's Natural, Cultural and Scenic Resources Section, Goals A and Policy A-6 of the Community Design Section, and Zoning Ordinance Section 10-4-9(G)4(c) and (j), in that the visual quality and use of durable corrugated metal roofing materials will enhance the site and visually improve the commercial building as seen from US 50 that is adjacent and north of the site.
 - C. The request involves a building maintenance activity of replacing roof materials that does not involve an increase in density, floor area ratio or height of the existing Hangtown Village Square shopping center. The request is therefore exempt from a full ALUCP development review per City Code Section 10-5-23(D)4(a), and is consistent with the ALUCP for the Placerville Airport.
- IV. Based on the foregoing findings, conditionally approve SPR78-11-R authorizing a change in roof materials from cedar shingles to corrugated metal within the shopping center, subject to the Conditions of Approval provided as Attachment 1.

Attachments

1. Proposed Conditions of Approval
2. Applicant Submittal Package: Site Plan, Sign Elevations and Construction Details

Attachment 1

Conditions of Approval 1216 -1252 Broadway – Hangtown Village Square Major Change - Site Plan Review (SPR) 78-11-R

1. Site Plan Review shall be granted for the use as approved and conditioned by the Planning Commission. The project shall be in substantial conformance to the Applicant Submittal Package submitted on August 15, 2019 by Wendy Thomas, unless otherwise modified by the Planning Commission. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
2. The permit shall run with the land, i.e. shall apply only to the Hangtown Village Square project site with addresses of 1216, 1220, 1224, 1234, 1242, 1248 and 1252 Broadway, APN 004-261-023; it may not be transferred to another parcel.
3. A construction permit is required for the metal roofing installation. Three copies of plans, completed application, and fees shall be submitted to the Development Services Department, Building Division for permit review.
4. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
5. All Conditions of Approval shall be in addition to those established under SPR78-11, and shall be incorporated as the Conditions of Approval for SPR78-11-R by reference.
6. 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.
7. SPR78-11-R shall expire and become null and void eighteen (18) months from Planning Commission action, unless a construction permit for the improvements described in the SPR78-11-R has been obtained prior to the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Commission shall consider any changes to this code or to the project when granting the extension.

Attachment 2

**SPR78-11-R Hangtown Village Square
Applicant Submittal Package**



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 8-15-2019
Zoning: HWC-AOGP: HWC
File No: SPR 78-11-R
Filing Fee (PZ) 500.00
Filing Fee (EN) _____
Receipt No: 3571

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: Re-roof overhangs on Hangtown Village Square Shopping Center, changing from highly-flammable wood shingles to decorative, corrugated metal roof.
Proposed metal roof - Taylor Metal Products Color: Medium Bronze SRI-33

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 PUBA Properties
MAILING ADDRESS 3103 Mission Canyon Dr. EDH, CA 95762
PHONE 916-693-6595
EMAIL puba867@aol.com

APPLICANT'S REPRESENTATIVE (if different)

NAME Wendy Thomas
MAILING ADDRESS (same)
PHONE 530-391-1985
EMAIL wendythomas@sonic.net

PROPERTY OWNER(S)

Steve & Judy Puthuff, managing partners
NAME Wendy Thomas PHONE 916-693-6595 + 530-391-1985
MAILING ADDRESS 3103 Mission Canyon Dr. El Dorado Hills, CA 95762
EMAIL ADDRESS puba867@aol.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 1200-1253 Broadway Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 004-261-023 / 004-261-016 / 004-261-003
Above described property was acquired by owner on JULY 1976
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.

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.

Wendy Thomas
Applicant's Signature

WENDY THOMAS
Printed Name of Applicant(s)

8-14-19
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]
Signature of Property Owner

STEVEN H. PUTKOFF
Printed Name of Property Owner

8-14-19
Date

[Signature]
Signature of Property Owner

JUDITH PUTKOFF
Printed Name of Property Owner

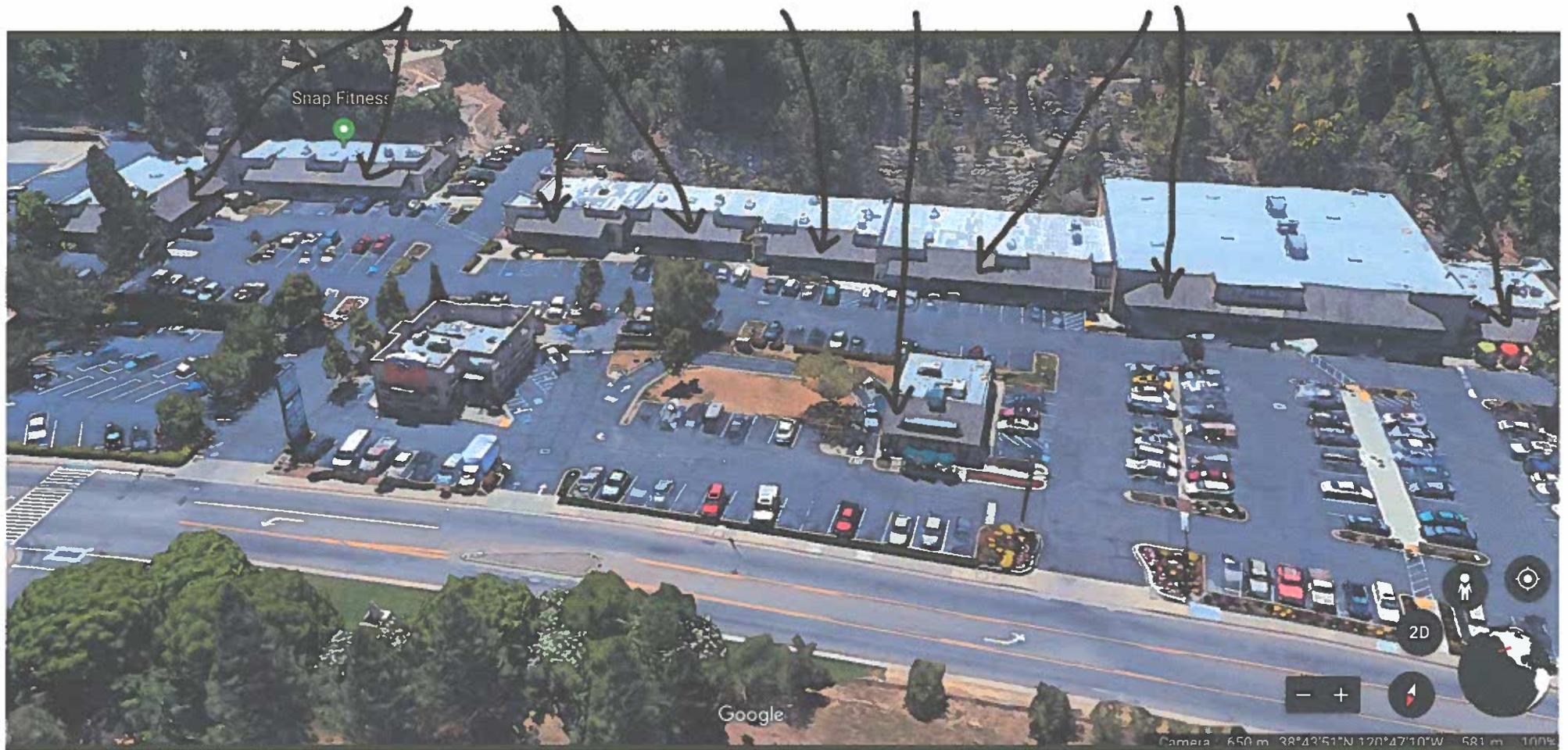
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Date

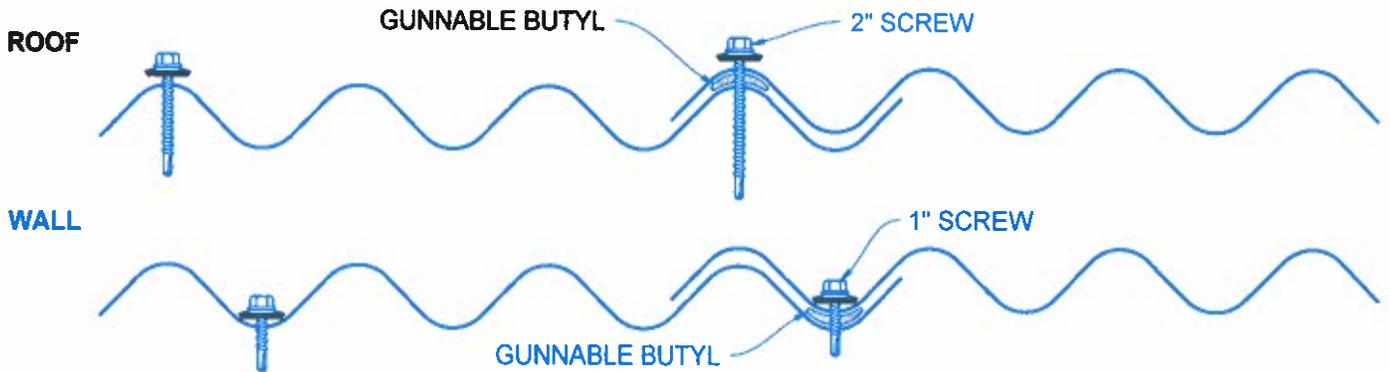
NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City 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.

HANGTOWN VILLAGE SQUARE

PROJECT DESCRIPTION: Replace flammable shake roof overhand with a corrugated metal roof (see spec sheet) at Hangtown Village Square Shopping Center on Broadway.





KEY FEATURES

- 26, 24 & 22 gauge Tru-gauge™ and .032 Aluminum
- ASTM 283, 330, 331, 653 and 792
- Unique design only requires single lap for roof and wall applications
- Custom lengths 1' to 35' - No short length cut charge
For longer lengths please inquire
- Recommended minimum pitch 3:12
- Long length flashings available up to 21'
- Fiberglass panels available to match profile
- Panel is available in a wide variety of "Cool" baked on ARMORTECH™ or "Cool" baked on Kynar 500® colors. Rusteel™ Plus (A606) and .032 Kynar 500® painted Aluminum
- Color matched neoprene washered screws

Allowable Live Load in PSF			Span In Feet (steel only)				
SPAN TYPE	GAUGE	KSI	2'	2' 6"	3'	3' 6"	4'
SINGLE SPAN	22	50	505	323	224	164	125
DOUBLE SPAN	22	50	485	315	220	162	124
THREE OR MORE SPANS	22	50	597	389	273	202	155
SINGLE SPAN	24	50	383	245	170	125	95
DOUBLE SPAN	24	50	368	239	167	123	94
THREE OR MORE SPANS	24	50	452	295	207	153	118
SINGLE SPAN	26	80	310	219	151	101	64
DOUBLE SPAN	26	80	301	210	135	90	54

MATERIAL SPECIFICATIONS

- 26 gauge ArmorTech™ Painted Steel .019" (thickness prior to painting) G-90 Galvanized
- 24 gauge Kynar 500® Painted Steel .0236" (thickness prior to painting) G-90 Galvanized or AZ-50
- 24 gauge bare Zincolume® Plus with Clear Acrylic Coating - AZ-55
- ▲ 22 gauge Kynar 500® Painted Steel .029" (thickness prior to painting) G-90 Galvanized or AZ-50
- ◆ .032 Kynar 500® Painted Aluminum
- 22 gauge Rusteel Plus™ (A606)
- Kynar and substrate testing data available [\(see website\)](#)

STANDARD COOL ARMORTECH™ SMP COLORS
40-Year Residential Manufacturer's Limited Warranty

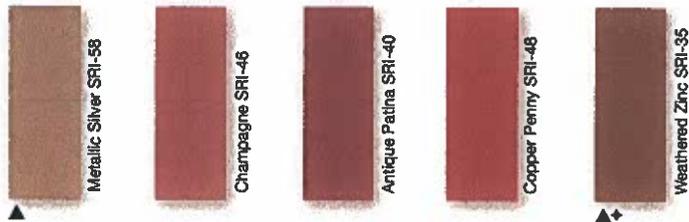


40-Year Residential/20 and 30 Year Commercial Manufacturer's Limited Warranty

STANDARD COOL KYNAR 500® COLORS



PREMIUM METALLIC COOL KYNAR® COLORS



SPECIALIZED MATERIAL



These printed chips provide a close representation of the colors. Metal samples are available upon request. Coatings are low gloss 10-15% sheen. SRI = Solar Reflective Index. SRI values listed above are in accordance with ASTM E 1980 and are based on actual testing.***Oil canning is not a cause for material rejection***

Standard Panels			
Gauge	Color	LBS SQFT	LBS LF
26	Armor Tech	1.02	2.92
24	Kynar	1.2	3.45
22	▲	1.51	4.33
.032 Alum	◆	0.56	1.62





