

Attachment B

Recommended Conditions of Approval - CUP20-03 and SPR88-06-R

CUP20-03 Conditions of Approval

1. Approve CUP20-03, located at 2869 Cold Springs Road, APN 323-440-013, involving the operation of a child care center, within the Commercial Zone (C).

Approval is based upon the analysis provided in staff's September 15, 2020 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:

- Planning and Conditional Use Permit Application, including narrative, received August 31, 2020;
 - Site Plan dated August 28, 2020, prepared by Gilinda Haverson, received August 31, 2020, and
 - Floor dated August 28, 2020, prepared by Gilinda Haverson, received August 31, 2020.
2. CUP20-03 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP20-03 shall not be issued until the granting of the permit is affirmed on appeal.
 3. CUP20-03 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. CUP20-03 shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.
 5. CUP20-03 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 CUP20-03 shall be submitted to the Development Services Department for a determination of appropriate procedures.
 7. CUP20-03 shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance and Placerville Municipal Code.
 8. The operation of the child day care center shall be in full compliance with and subject to all licensing requirements of the State of California and any applicable Federal law. If the Development Services Director finds evidence that the operation of the facility is not in compliance with State or Federal licensing requirements, they may refer this Conditional

Use Permit to the Planning Commission for review. If, upon such review, the Commission finds noncompliance with State or Federal licensing requirements, the Commission may modify or revoke the Conditional Use Permit.

9. All Conditions of Approval shall be in addition to those established under Site Plan Review 88-06-R and shall also be incorporated as the Conditions of Approval for CUP20-03 by reference.
10. CUP20-03 shall not constitute a public nuisance as defined under PCC 1-4-3 and PCC 7-8-1.
11. CUP20-03 may be revoked, amended or suspended by the Planning Commission under the provisions of PZC 10-3-6(D).
11. The number of children served on-site at this location shall not exceed 36.
12. All use activities shall take place within the existing building or designated playground and garden areas. Parking shall only be allowed where authorized under CUP20-03 and SPR88-06-R.
13. There must be no pressure washing of the parking or driveway areas, the picnic and playground areas, the trash storage area, or building site, unless the city approves a collection system to keep water from entering the storm drain.

SPR88-06-R Conditions of Approval

1. SPR88-06-R shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.
2. SPR88-06-R 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.
3. Any proposed future change to the use or modification to the application beyond what is authorized under SPR88-06-R shall be submitted to the Development Services Department for a determination of appropriate procedures.
4. A construction permit shall be obtained, all fees paid, all work inspected and successfully finalized by City Staff before a Certificate of Occupancy would be issued by the City for the change in occupancy. A separate construction permit shall be required for the 10' x 12' "Tuff Shed."
5. The applicant shall meet all requirements of the currently adopted edition of the California Building, Fire, and the Placerville City Code, in effect at time of the building permit application.
6. Parking spaces shall be striped and maintained to comply with City Parking and Loading requirements under PZC 10-4-4.

7. The applicant shall submit a separate application for a building sign permit at the City's Development Services Department. No banners or other temporary signs shall be permitted unless they conform to the City's sign ordinance.
8. A refuse receptacle or refuse cart shall be kept on the project site for the collection of CUP20-03 solid waste. This includes wheeled bin receptacles authorized by the City under franchise agreement with a solid waste collection service.
9. Should a dumpster be necessary to accommodate the preschool / child care center's operational waste generation, the CUP holder shall submit plans to the Development Services Department for its approval as to its proposed location, construction materials and screening necessary to comply with the California Building Code and the City of Placerville Development Guide.
10. Conditions "a," "d," "e," "f," and "g" approved in 1988 under SPR88-06 are eliminated as analyzed in Attachment "C" of Staff's September 15, 2020 report to the Planning Commission. Conditions "b" and "c" are re-worded and re-lettered as 10a and 10b, as follows:
 - 10a. Applicant shall submit a site, size and species specific landscaping and irrigation plan to staff for approval for the planter area along Cold Springs Road, between the sidewalk and the parking area onsite. Plan shall include existing shrub and trees, and new planting of native, drought-tolerant plant species to fill-in areas devoid of trees and shrubs. Only low growing landscaping species shall be installed within the sight distance clearance area necessary for vehicle drive visibility when exiting the site unto Cold Springs Road.

Upon staff approval of the landscape and irrigation plan, the Applicant shall fully implement landscape plan by installing approved plantings. Work shall be completed prior to the issuance of a Certificate of Occupancy for the change in building occupancy construction permit.
 - 10b. Fencing material in the parking and playground areas shall be of similar materials approved under the 1988 approved SPR88-06. Fencing slat colors shall be complimentary to the buildings color on the site. The applicants shall submit a detail of new fencing within the site to staff for approval.
11. Prior to issuance of a Certificate of Occupancy, a Landscape Maintenance Agreement between the City and the property owner shall be recorded. Agreement will specify that landscaping on the site shall be maintained in a viable and healthy condition; that landscaping areas are to be kept free of litter and diseased or dead plants; and, diseased, dead, damaged and/or disfigured plants shall be replaced as deemed necessary by the Development Services Department.