



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

Planning Commission Staff Report

Meeting Date: July 21, 2020

Prepared By: Andrew Painter, City Planner

Item 3: Site Plan Review (SPR) 08-04-R2 - Marshall Medical Center - 1100 Marshall Way

Request: The applicant requests a Major Change to SPR 08-04 for the construction of an Outdoor Dining / Garden Area for Medical Center employees, patients and visitors.

Summary Recommendation: Conditionally approve SPR08-04-R2 request as presented.

Applicant: Dana Rice, Director of Engineering, Marshall Medical Center.

Architect: Michael Ryan, Greenbough Design

Location: Marshall Medical Center – 1100 Marshall Way, Placerville CA;
Assessor’s Parcel Number: 004-350-001

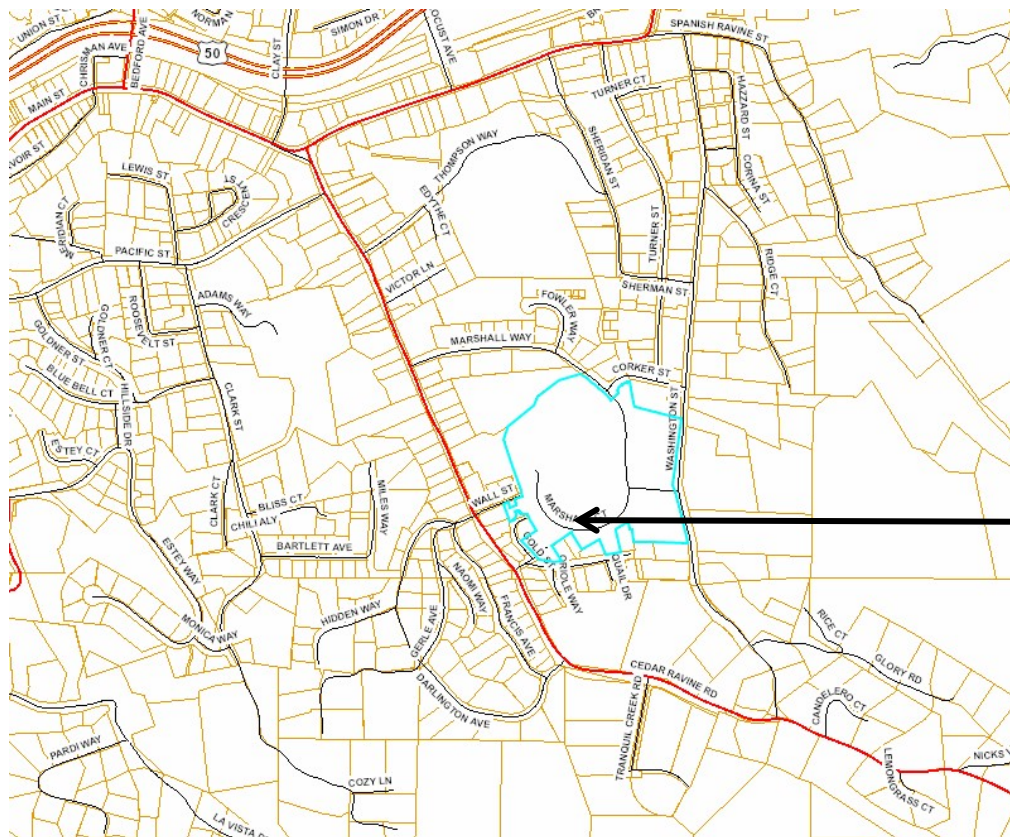


Figure 1. Project Vicinity Map

N



Project Site

Zoning: Business-Professional Zone (BP)
General Plan: Business and Professional (BP)
Existing Land Use: Medical center facility.

Surrounding Land Uses: Medical facilities, clinics and office uses.

Background: Marshall Hospital, now known as Marshall Medical Center, opened to serve the El Dorado County community on Marshall Way in 1959. Changes to the Medical Center have occurred over the last sixty plus years with its campus expanding through the addition of ancillary medical facility buildings, parking areas, and other improvements. Recent expansion to the campus involved the demolition of housing along Rowland Street and Goyan Avenue, road closures and the construction of a South Wing to the main building, along with driveway entrance, landscape and parking enhancements under a variety of entitlements approved by the Planning Commission in November 2008: Site Plan Review (SPR) 08-04, Conditional Use Permit (CUP) 08-02, Tentative Parcel Map (TPM) 08-07, Environmental Assessment (EA) 08-07.

In 2012 the Planning Commission approved a follow-up item of the original approval involving South Wing entry landscaping, irrigation, site amenities and design features. In 2013, the Commission approved an amendment to the Site Plan involving the placement of parking lot shade / photo voltaic (PV) solar structures.

Planning Commission Authority: The Commission is charged under City Code 10-3-1(C) and 10-4-9(P) to act upon applications for site plans and changes to approved site plans.

Project Description and Analysis

Project Description

The subject of this report is the proposed grading and construction of an outdoor dining and landscape area on a portion of the 2008 approved site plan called out as a “future phase.” This new outdoor amenity area would be adjacent to the Medical Center’s cafeteria. Improvements include tables, chairs and bench furniture for dining furniture, new lighting and landscape planting of trees, shrubs and groundcovers. Grading activities consisting of removal of some existing landscaping and sidewalks, along with the export of soil to accommodate improvements exceed the fifty (50) cubic yard threshold to require a Grading Permit from the City Engineering Department. A project narrative, plan details and documents are provided as Attachment A: Applicant Submittal Package. Site exhibit excerpts are provided as Figures 2, 3 and 4.

Analysis

General Plan Consistency: Design of the outdoor dining / garden area utilizes a combination of hardscape, furniture and landscape treatments that are well tied to each other at a pedestrian scale appropriate for its intent and purpose. The request is therefore consistent with the follow General Plan goal and policy:

Community Design Element – Goal H: To promote the development of institutional uses that meet high design standards.

Policy H1. The City shall promote good design in institutional uses that emphasizes appropriate and aesthetic, architectural, landscape, and streetscape treatment.

Figure 2. Site Plan Excerpt (Reduced Sheet A2.1)

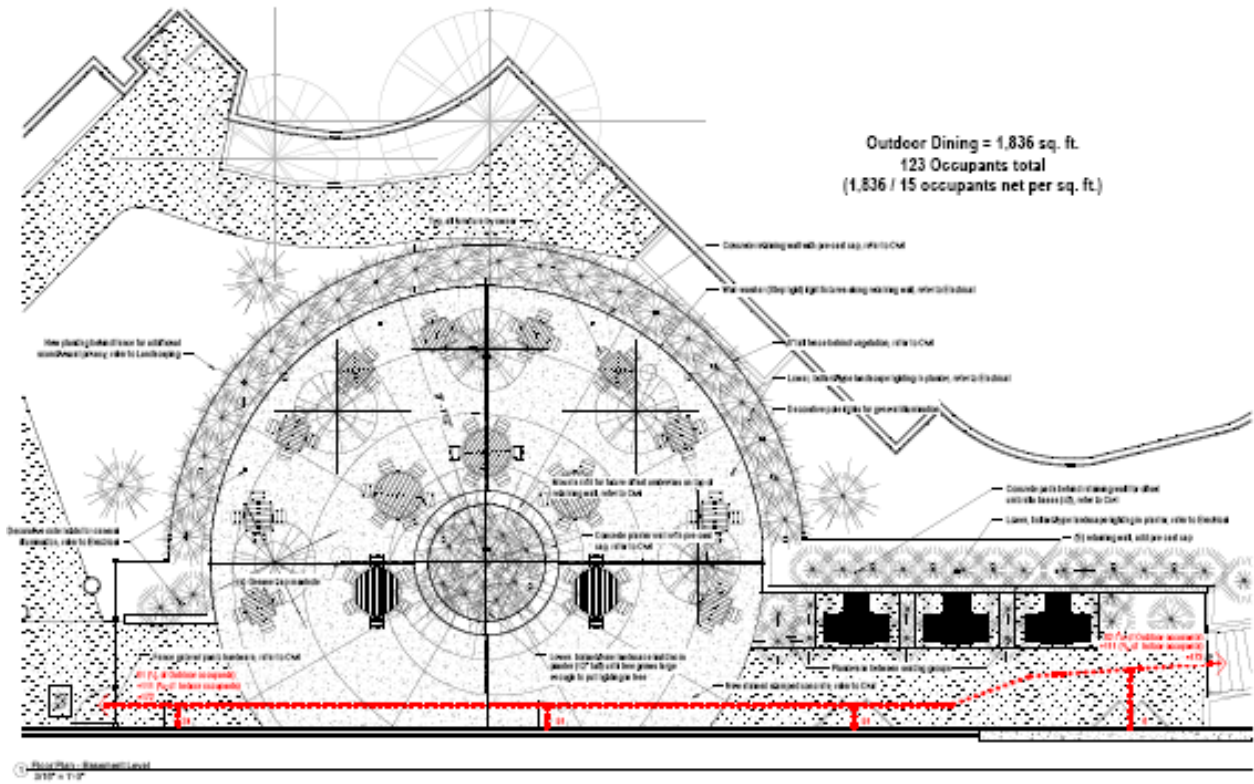


Figure 3. Site Plan Excerpt (Reduced Sheet A7.1)



Figure 4. Site Plan Excerpt (Reduced Sheet A7.2)



Exterior Lighting Regulations (City Code 10-4-16) Consistency: This code section contains the City's outdoor lighting standards for non-residential development uses. These standards include a full shielding requirement for all outdoor fixtures; a minimum average of 0.5 foot-candle illumination for walkways; a maximum average illumination of 10 foot-candles of any lighted area; a maximum fixture height of 25 feet; and, that all new outdoor fixtures shall be energy efficient.

Proposed fixtures have shielding components. Average light intensity level across the outdoor space is approximately 4 foot-candles. All fixtures use energy efficient LED (light-emitting diode) light sources. Pole mounted fixtures are proposed at 10 feet above grade. Proposed exterior lighting plan is consistent with lighting standards under City Code 10-4-16.

Water Efficient Landscape Regulations (City Code 10-6-1 to 10-6-17) Consistency: Proposed landscape and irrigation plans for the project were prepared by a licensed landscape architect. The plant palette consists of many California native trees, shrubs, grasses and perennials that draw low water usage. Other non-native plants complete the plant palette these also draw low to moderate water usage. Irrigation planning consists of an automatic system of drip emitters, valves and flexible tubing. Water budget calculations for site landscaping estimate the total water use is below the maximum water allowance for the site based on plants and irrigation proposed. Proposed landscaping and irrigation are therefore consistent with City Code 10-6-1 et.al.

Site Plan Review Criteria (City Code 10-4-9) Consistency: The request would provide an accessible and convenient amenity for outdoor dining and enjoyment by patients, Medical Center staff and visitors alike. Landscape treatments of mostly drought-tolerant shade and ornamental trees, shrubs and groundcovers comprise a pleasing uniform design of vegetation that at maturity would provide variations of plant height and color to provide visual interest. Dining area furniture of chairs, benches, tables, umbrellas and a seat wall are durable and use quality materials that further enhance the site and provide ample seating opportunity for users. Metal fencing and gates are simple in design, are made of durable, low-maintenance materials, but also

help to intimate this pocket space. Pole mounted and pathway light fixtures share similar appearance, style and materials, illuminating the space when low ambient light would be prevalent. The request is therefore consistent with the following Site Plan Review Criteria within City Code 10-4-9(G)3:

City Code 10-4-9(G) Criteria:

- 3(b) *Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking, and if seating is provided, for sitting.*
- 3(c) *Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.*
- 3(d) *Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.*
- 3(e) *Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth.*
- 3(k) *Fences, Walls and Pavings: In areas where general planting does not prosper, other materials, such as fences, walls, and pavings of wood, brick, stone, gravel and cobbles, shall be used. Carefully selected plants shall be combined with such materials where possible.*
- 3(l) *Exterior Lighting: Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, color and brilliance. (Ord. 1474, 8 Jan 1991)*
- 3(m) *Water Efficient/Drought Resistant Landscaping Required...*
- 3(q) *Fence Construction: Fences shall be constructed of quality low maintenance materials. Fence design shall be compatible with landscaping and site design.*

Development Guide Consistency: As described and presented, plan documents show seat walls, tables, chairs, benches, umbrellas and lighting are of high quality, utilizing durable materials that are attractive and contribute to the intimate outdoor dining area space. The request is therefore consistent with the following site furnishing guidelines within Chapter V of the City's Development Guide.

Chapter V. Specific Site Improvements

- 4. *Site Furnishings: Site furnishings and pedestrian amenities such as benches, seat walls, tables, drinking fountains and trash receptacles are an important element of all site developments. These features shall be selected and designed to contribute to the overall atmosphere and sense of place of the community. Site furnishings shall be of high quality, long lasting and durable*

materials, simple and functional in design, and fit well into the context of the space in which they are located. Where appropriate site furnishings and displays should integrate historical features and elements which evoke the traditional character of the City of Placerville.

Environmental Determination: The placement of new landscaping, such as those made part of the request (trees, shrubs, groundcovers, chairs, tables, umbrellas, fencing, light and landscaping), along with grading activity on slope that is less than ten percent, is Categorically Exempt from environmental review under the California Environmental Quality Act (CEQA) per Section 15304(a) and (b) of the CEQA Guidelines.

Public Noticing: Written notice for this public hearing was mailed to property owners within five hundred feet (500') of the project site on June 30, 2020. Public notice was also published in the Mountain Democrat on July 1, 2020. No public comments were received as of the date of this report.

Conclusion: Proposed request would provide an attractive and useful amenity for locals and visitors alike to the Medical Center. Request components are consistent with established City regulations, standards and guidelines. Staff enthusiastically recommends that the Commission conditionally approve the request by making the following suggested motion:

“I move to:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings of fact in support of the request, Site Plan Review (SPR) 08-04-R2 - Outdoor Dining Area – 1100 Marshall Way:
 1. The request is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15304(a) and (b) of the CEQA Guidelines, in that it involves grading and the installation of landscaping on land with a slope of less than ten percent.
 2. The request meets the purpose and intent the Site Plan Review Criteria, the Development Guide and the Placerville General Plan Community Design Element as analyzed in staff’s report dated July 7, 2020.
- III. Approve SPR08-04-R2 as provided as Attachment A, subject to the Conditions of Approval provided as Attachment B.”

Attachments:

- A. Applicant Submittal Package
- B. SPR 08-04-R2 Conditions of Approval
- C. Planning Commission Minutes for November 18, 2008, July 17, 2012 and November 5, 2013

Attachment A

Applicant Submittal Package

- [Project Narrative](#)
- [Application](#)
- [Environmental Information Form](#)
- [Photometric Analysis](#)
- [Lighting Fixture Details](#)
- [Outdoor Dining Plan Set](#)

Attachment B

Conditions of Approval – SPR08-04-R2

1. Approval of SPR08-04-R2 authorizes the request by Marshall Medical Center for the grading and landscaping of an outdoor dining / garden area on the Medical Center campus at 1100 Marshall Way. A.P.N. 004-350-001. 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: Project Narrative by Greenbough Design. Date April 29, 2020; Marshall Medical Center Outdoor Dining Area Project Plan Set (Sheets CVR, A2.1, A7.1, A7.2, A7.3 C0.1, C0.2, C0.3, C1.1, C2.1, C2.2, C2.3, C4.1, C4.2, E0.1, E0.2, E1.0, E1.1, L-1, L-2, L-3, L-4 by Greenbough Design. Date: March 26, 2020; Photometric Analysis by Lighting Analysis. Date: March 30, 2020.

- 1.1. 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. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
4. Site Plan Review Expiration. The approval of the site plan review major change shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning 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 Planning Commission shall consider any changes to this code or to the project when granting the extension.
5. Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to appropriate building and grading permits, and payment of all required fees.
 - A. Construction Permit. Applicant shall submit three copies of construction plans to apply for Building Division plan review and obtain a construction permit. Building plans shall show compliant work for accessibility, egress (both for existing buildings and new areas), electrical, plumbing and drainage work.

B. Grading Permit.

- a. The project proposes excavation in excess of 50 CY that necessitate a grading permit. Applicant is required to submit a grading permit application along with supporting plans, an Engineer's estimate, and payment of related fees to the Engineering Department for review prior to excavation work. It appears all connections are through existing service lines and laterals. Should a new connection be needed to the City's system, location and installation will need to be reviewed by the Engineering and Public Works Departments.
- b. It appears the walls are currently designed at less than 4' retained height. Should this amount be exceeded, engineering calculations and a geotechnical memo will be required for the review.
- c. Should any substantive changes occur, additional review comments may be generated by the Engineering Department.

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.

The project proponent/applicant should contact the state's Office of Statewide Health Planning and Development (OSHPD) to verify the jurisdiction of work and whether the City or OSHPD has jurisdiction, or if the work is shared between each entity. The work shown is exterior to the building, but affects building egress.

7. Runs with the Land. The terms and conditions of approval of 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.
8. Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for determination of either a major or minor change to approved the site plan, per Section 10-4-9(P) of City Code.
9. All Conditions of Approval shall be in addition to those established and recorded in the following Planning Commission Minutes that are provided as Attachment C:
 - November 18, 2008 under SPR08-04, CUP08-02, TPM08-07 and EA08-07;
 - July 17, 2012 under SPR08-04, involving South Wing entry landscaping and site amenities; and
 - November 5, 2013 under SPR08-04, involving the placement of parking lot shade structures with solar panels on the site.

Attachment C

Planning Commission Minutes for November 18, 2008, July 17, 2012 and November 5, 2013