



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

Planning Commission Staff Report

Meeting Date: January 19, 2021

Prepared By: Andrew Painter, City Planner

Item No. 4

Subject: 3025 Forni Road – Site Plan Review (SPR) 98-04 -R - Major Change

Project Description: This application has been submitted by Applicant Marc Strauch of Rancho Convenience Center, represented by Sheris Parker, Barghausen Consulting Engineers, requesting a major change to the Site Plan previously approved by the City in 1998, to construct a permanent screen enclosure for a temporary diesel powered emergency electric generator mounted on a trailer that would serve the Subject site and uses during power outages. Enclosure screen material consists of galvanized metal decking panels with stucco textured finish and color to match the base color, Pearl, of the convenience store and fast food restaurant. Access gate comprised of galvanized metal decking painted to match the convenience store trim color, Dark Pearl. Enclosure height is ten feet (10'). New screen enclosure would be constructed at west end of the commercial building, accommodating four feet (4') of pedestrian sidewalk path of travel width between the enclosure and the parking area north of the commercial building. Attachment 1 contains the project description, site plan and screen elevation details for this request.

Site Description: The approximate 1.1-acre site contains an existing convenience store (ARCO AM/PM brand) with gas pumps and canopy, detached car wash facility use, and attached restaurant business (El Forastero Mexican Food) with drive-thru, parking, driveway access, and trash enclosure. Subject site address is 3025 Forni Road. APN: 325-310-078. The site is a component of the Forni Road Shopping Center containing also the Office Max and In-N-Out businesses. The Shopping Center is located within the Placerville Drive / US 50 Highway Corridor.

Project Data:

Property Owner /Applicant: Rancho Convenience Center *Representative:* Marc Strauch

Applicant Representative: Sheris Parker, Barghausen Consulting Engineers

Location: 3025 Forni Road

Assessor's Parcel No.: 325-310-078

Lot Size: Approximately 1.1-acres

General Plan Land Use: Highway Commercial (HWC)

Zoning: Highway Commercial

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

Adjacent Parcels	Land Use	Zoning
North	US Highway 50	
East	California Highway Patrol office	Highway Commercial (HWC)
South	Residential	One-acre Residential (R1A) (El Dorado County)
West	Commercial retail and fast-food restaurant	Highway Commercial (HWC)

Figure 1: Vicinity Map

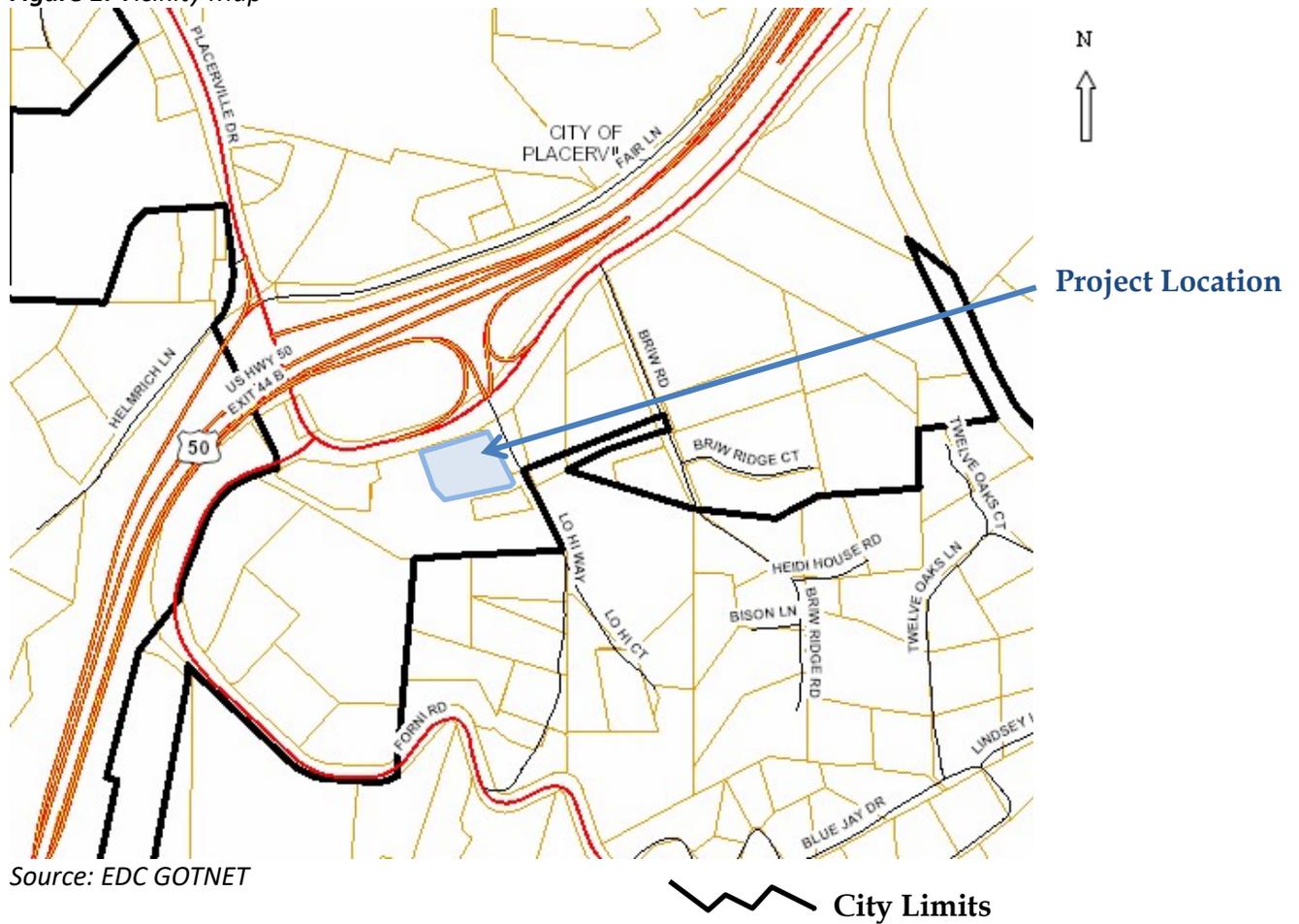


Figure 2: Proposed Enclosure Location and Portable Generator



Source: City Staff

Site Development History:

- 1998** City granted approval of the Forni Road Shopping Center that included a component that comprised of SPR98-04 and CUP98-02 for the Subject site gas station, convenience store and fast food restaurant with drive thru on APN 325-310-078 (now ARCO AM/PM and El Forastero). Additional components of the Shopping Center granted in 1998 included SPR98-05 and CUP98-03 for In-N-Out Burgers at 3055 Forni Road, and SPR98-06 for Office Max at 3041 Forni Road. Construction permits were issued and finalized for these uses.
- 2012** City granted approval of SPR11-09 and CUP11-04 to construct a new carwash on the ARCO AM/PM site. Construction permit was issued and finalized for this building and use.

Public Noticing: Written notice for this public hearing was mailed to property owners within five hundred feet (500') of the project site on January 7, 2021. Public notice was also published in the Mountain Democrat on January 6, 2021. No public comments were received as of the date of this report.

Analysis:

Environmental Analysis: This project was evaluated under the provisions of the California Environmental Quality Act (CEQA) and was determined by staff to be Categorical Exempt per CEQA Guidelines Section 15311 (Class 11: Accessory Structures), in that the request involves construction of a minor accessory screen enclosure structure that is appurtenant to an existing commercial facility.

General Plan Land Use Consistency: The Placerville General Plan Land Use map indicates that the land use designation for the site is Highway Commercial (HWC). Purposes of the HWC

designation include providing freeway-oriented uses, such as fast-food restaurants, gas stations and other uses that are necessary and convenient to the traveling public.

Staff Analysis: The request is to add screening for a portable electric generator. This Major Change to the Site Plan is appurtenant to the permitted freeway-oriented uses onsite as it serves to screen mechanical equipment. The request therefore consistent with the General Plan lands use designation.

Zoning Consistency: The Placerville Zoning Map shows the zone classification for the site is Highway Commercial (HWC). Purposes of the HWC classification include providing freeway-oriented uses, such as fast-food restaurants, gas stations and other uses that are necessary and convenient to the traveling public.

Staff Analysis: The request is to add screening for a portable electric generator. This Major Change to the Site Plan is appurtenant to the permitted freeway-oriented uses onsite as it serves to screen mechanical equipment. The request is therefore consistent with the HWC zone classification.

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 Section 10-4-9 (Site Plan Review) 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 screening of mechanical equipment that would be visible from Forni Road and US Highway 50; therefore the request 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 of temporary 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.

Staff analysis: Proposed enclosure screen material consists of galvanized metal decking panels with stucco textured finish and color to match the base color of the commercial building. Proposed access gate consists of galvanized metal decking painted to match the convenience store trim color. Enclosure walls and gate would be ten feet (10’) in height and would completely obscure the visibility of the portable mechanical equipment (generator) and its trailer. Materials chosen are durable material and requiring low maintenance. Site Plan Review design criteria under Section 10-4-9(G)3 and (G)4(e) and (G)4(f) of City Code are met.

Staff has conditioned the request to require obtaining a building permit for the fence/screen enclosure, and for the automatic transfer switch required under the California Building Code to transfer the electric load from a utility power source to a generator (standby) power source. This switch prevents electrical feedback between the two different power sources.

Recommendation: Staff recommends the Planning Commission:

- I. Enter Staff’s report into the public record;
- II. Make the following findings in support of approval of an amendment to Site Plan Review (SPR) 98-04-R:
 - A. The project location has a General Plan Land Use designation of Highway Commercial;
 - B. The project location is zoned Highway Commercial (HWC);
 - C. The project location was granted SPR98-04 in 1998 by the City for the construction of a gas station with convenience store and fast-food restaurant;

- D. This project is exempt from environmental review per California Environmental Quality Act Guidelines Section 15311 (Class 11: Accessory Structures), in that the request involves construction of a minor accessory screen enclosure structure that is appurtenant to an existing commercial facility;

Furthermore, none of the exceptions to the use of the Class 11 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project is not in a scenic corridor, nor are there any known scenic resources on the project site. The project will not alter or impact historic resources, and does not include any hazardous waste sites. Thus, the Class 11 exemption applies, and no further environmental review is required;

- E. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for highway commercial facilities, of which onsite gas station with convenience store, and fast-food restaurant uses are permitted commercial uses. The request does not change this use; and,
- 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.

- III. Approve SPR98-04-R, subject to the Conditions of Approval contained as follows, and shall be supplemental to the project Conditions adopted by the City in 1998 under SPR98-04 and CUP98-02.

Conditions of Approval

3025 Forni Road - Site Plan Review (SPR) 98-04-R: Major Change

1. Approval of SPR98-04-R involves the construction of a permanent screen enclosure for a temporary diesel powered emergency electric generator mounted on a trailer that would serve the Subject site and uses during power outages. Enclosure screen material consists of galvanized metal decking panels with stucco textured finish and color to match the base color, Pearl, of the convenience store and fast food restaurant. Access gate comprised of galvanized metal decking painted to match the convenience store trim color, Dark Pearl. Enclosure height is ten feet (10'). New screen enclosure would be constructed at west end of the commercial building, accommodating a four feet (4') of pedestrian sidewalk path of travel width between the enclosure and the parking area north of the commercial building.

The SPR98-04-R project site is located at 3025 Forni Road, Placerville. APN: 325-310-078. SPR98-04-R shall apply only to the project location and cannot be transferred to another parcel.

2. 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 AS1.1 and A1.1, dated 11-24-2020, prepared by Daniel Brian Goalwin, Barghausen Consulting Engineers, Inc., received 12-08-2020
3. SPR98-04-R shall expire and become null and void eighteen months from January 19, 2021, unless a construction permit for the improvements described in the Major Change to SPR98-04-R has been obtained prior to the date of expiration.
4. Permits. The applicant shall obtain a construction 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 SPR98-04-R.
5. 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.
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. All Conditions of Approval shall be in addition to those established under SPR98-04, approved previously by the City.

Attachments:

1. Applicant Submittal Package

Attachment 1

Applicant Submittal Package

[Application](#)

[Site Plan and Elevations](#)