



CITY OF PLACERVILLE

A UNIQUE HISTORICAL PAST
FORGING INTO A GOLDEN FUTURE

MEMORANDUM

Date: February 16, 2021

To: Planning Commission

From: Andrew Painter, City Planner
Development Services Department

Item 4: Site Plan Review (SPR) 88-06-R: Buzy Beez Childcare Center: Consideration of changes to SPR88-06-R involving privacy screen materials for child care center use authorized in 2020 under CUP20-03. Applicant request is provided in Exhibit A of this Memorandum

Background:

Representative: Gilinda Haverson, Buzy Beez Childcare LLC.

Location: 2869 Cold Springs Rd., Placerville, CA. A.P.N.: 323-440-013.



Site
Location

General Plan: Commercial (C)

Zoning: Commercial (C)

Previous Action: On September 15, 2020, the Commission conditionally approved CUP20-03 and Major Change to the approved SPR88-06-R for the Location.

Environmental Status: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15301 – Existing Facilities.

The Commission's September 15, 2020 approval included the use of plastic slats as screen material for use in conjunction with the existing and proposed chain-link fencing around the proposed playgrounds. Approved slats would be similar to rust colored slats in place within the fence separating the child care site and the neighboring (west) mortuary use.

SPR88-06-R Condition 10b addressed the fence material as follows:

- 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.

Construction Permit No. 20830 has been issued regarding the building and site occupancy change. Development Services Department's staff visit to the site on February 9, 2021 revealed that the use has been initiated without a Certificate of Occupancy for the change in use for the site. Staff has informed the applicant that the use cannot continue until work authorized under CUP20-03 and SPR88-06-R has been completed, inspected and a Certificate of Occupancy issued.

Request: The applicant/operator of the child care center facility seeks Planning Commission approval to change the material used to screen the playground areas authorized for the site to improve safety and privacy of children at the facility. Exhibit A contains the applicant's request, includes photos of the existing plastic slats and of the blue vinyl fabric installed on a portion of the existing chain-link fencing within the site, along with an exhibit showing the location of the privacy screen. Proposed screen material is described by the applicant as MaxFlex Vinyl, a woven polyester vinyl fabric. The applicant feels it will provide a clean look, provide complete privacy for the children, and will block view of activities going on along the street. Blue was chosen by the applicant because they feel it compliments the color of the building (gray) and existing building awnings. Their intent is to replace the existing plastic slats with the MaxFlex fabric along the property boundary with the mortuary too.

Decision Making

Authority: Per Placerville Zoning Code (PZC) 10-4-9(P): Site Plan Review Changes, the Planning Commission is the decision-maker for site plans and major changes.

Staff Analysis: Subsection (G)3. *Landscape and Site Treatment and Tree Preservation Required* of the Site Plan Review Criteria PZC 10-4-9, addresses all visible construction under Site Plan Review. Criteria (G)3(j) *Screening* and (G)3(q) *Fence Construction* state the following:

(G)3(j) Screening: Service yards, and other places which tend to be unsightly, shall be screened by use of walls, fencing, planting, or combinations of these.

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

The privacy and safety concern addressed by the applicant is recognized by staff. The playground areas are visible from neighboring uses and public activities along Cold Springs and Pierroz roads. The solid fabric with 100% blockage meets the intent of the applicant to eliminate the partially obstructed view into the playground areas with the use of plastic slats. The fabric also appears to be durable and would require low maintenance.

The installed portion of the screen material can be seen from the public realm, the primary view shed from Cold Springs and Pierroz roads. The blue color dominates the site aesthetic. With additional screen panels proposed with this request that would also be visible from Cold Spring and Pierroz road the impact of the blue color would be compounded. Compatibility with the overall site design, building color, and other site improvements does not appear to be met to address compatibility Site Plan Review criterion. Development Guide Chapter VI.A.11 states: "Fencing...will utilize materials, colors, and finishes that are employed on existing or proposed buildings within the development." The vivid blue screen on the fencing dominates the project site and is inconsistent with this stated guideline.

An internet search revealed that FenceScreen, a retailer that offers the MaxFlex Vinyl product, have other colors in addition to Blue. These are Obsidian Black, Ray, Forest Green, Beige and Alpine White. These colors as a Blue color alternative could however create a similar dominant aesthetic.

Red slats with the blue vinyl fabric mounted along the interior of the fence might be a solution to soften the solid blue dominant aesthetic. Other screening options are solid wood fencing, solid walls, or a combination of both.

Staff Recommendation: Disapproval: Staff does not support the request as submitted. If the project is not revised then a finding can be made by the Commission that the material and color proposed is not in harmony with the site and surrounding area, therefore the request as submitted is inconsistent with the intent and purpose of the landscaping and site treatment Site Plan Review criteria contained within PZC 10-4-9(G), guideline under Chapter VI.A.11 of the Development Guide. Based on this finding the Commission should disapprove the screen material request.

Possible Outline of Action Should the Planning Commission Consider Approval of the Request as Submitted:

- I. Affirm the finding that the request, as a component of the changes to SPR88-06 (SPR88-06-R) approved by the Planning Commission on September 15, 2020, is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, "Existing Facilities."
- II. Find that the material and color proposed is in harmony with site and surrounding area, therefore it is consistent or inconsistent with the intent and purpose of the landscaping and site treatment Site Plan Review criteria contained within PZC 10-4-9(G).

III. Approve the revision/change to the playground screening material for SPR88-06-R, amending Condition No. 10b., as follows:

- 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.~~
Fence screen material shall consist of blue MaxFlex Vinyl fabric and shall be placed where indicated on the "Proposed Privacy Screening Placement" graphic that is part of Exhibit A of the February 16, 2021 Memorandum to the Planning Commission.

Attachment

- [Exhibit A. Applicant Submittal Request](#)