



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

Planning Commission Staff Report

Meeting Date: June 15, 2021

Prepared By: Andrew Painter, City Planner

Item 6: 150 Placerville Drive – Conditional Use Permit (CUP) 90-13-R: KWIK SERV

Request to amend CUP90-13 to permit the outdoor display and rental of trucks on the site of an existing convenience market, with gas pumps and carwash.

Summary Recommendation: Approve the request with conditions.

Project Data:

Applicants: Namath Kandahari, Elements Petroleum, Inc.

Property Owner: Balkar Singh

Location: 150 Placerville Drive APN: 325-120-054

General Plan

Designation: Commercial

Zoning: Commercial Zone (C)

Figure 1. Site Location



Project Description: Applicant Namath Kandahari, Elements Petroleum, requests approval to revise/amend Conditional Use Permit 90-13 to allow the display and rental of up to four U-Haul moving trucks within an portion of the northwest corner of a site containing a Kwik Serv branded gas and convenience market on Placerville Drive. The use would operate as a pick-up and drop-off location for the U-Haul trucks. Customers would utilize a telephone/computer application (app) to arrange and to initiate rental contracts via the internet. No rental of U-Haul trailers or other equipment would be offered. No maintenance of rental vehicles would occur on the site.

Applicant Submittal Package (Attachment A) includes a site plan showing the proposed truck display location within the site. Applicant photos of the truck display area are provided as Figure 2.

Figure 2. Applicant Photos of Proposed Truck Rental Display Area



City Code Authority For Application:

- Section 10-5-15(C)5: Auto rental is a conditional auto service use within the Commercial Zone;
- Section 10-3-3: Conditional Use Permits (CUP): Certain uses may be permitted in zones in which they are not otherwise outright permitted in the Zoning Ordinance, where such uses are deemed essential or desirable to the public convenience or welfare, are in harmony with the various elements or objectives of the General Plan, and are not detrimental to surrounding property. The Planning Commission is charged with acting on all applications for conditional uses;
- Section 10-3-6: Conditional Use Permit Procedure: requires the submittal of City application, fee, and filing requirements. The request, CUP90-13-R, involves amending CUP90-13 to allow the outdoor display and rental of vehicles onsite.

Site Description and Entitlement History: The site is approximately 0.5-acre acres in size. It is located along at the northeast corner of the intersection of Armory Drive and Placerville Drive, east of the El Dorado County Fairgrounds, and adjacent to the Raley's business.

Within the site is an approximate 2,440-square foot convenience store and carwash building, paved driveway and parking area, exterior lighting, drainage system, street frontage improvements of curb, gutter and sidewalk, landscaping, and signage, that were approved and constructed in 1991 under the Planning Commission's approval of Site Plan Review (SPR) 90-11 and CUP90-13 for a Shell convenience store with carwash and fuel pumps. An amendment to SPR90-11 was authorized in 2004 by City Council on appeal, involving a re-image and a new sign plan for the Shell branded facility.

During February 2021, the Planning Commission conditional approved a major change amendment for the site with the re-image and a new sign plan to a Kwik Serve branded facility under SPR90-11-R2. A component of this approval requires the applicant return to the Planning Commission within 60-days with a landscape plan for Commission consideration. Staff has had discussions with Mr. Kandahari, the Kwik Serv business owner, and their representative Kris Martin, about the landscape plan submittal. Based on this discussion, staff anticipated that the landscape plan would be submitted in time for this Commission meeting but this did not occur.

Surrounding Uses: Commercial uses are located north and west of the project site; south of the site is the Veteran's Memorial building; east of the site is the El Dorado Fairgrounds.

Environmental Review: Categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines, in that the project involves a negligible expansion to an existing retail service business use offerings.

Public Notice: The project was noticed for Planning Commission consideration on May 28, 2021. No public comments were received.

Staff Analysis: The proposed use was determined by staff to be auto related service use. Auto service uses are conditional uses under City Code Section 10-5-15(C), the Commercial Zone (C). The request is before the Planning Commission due to a code enforcement investigation for operating a vehicle rental business without a conditional use permit.

U-Haul Website

According to the www.uhaul.com/Truck-Rentals/ website, U-Haul offers a range of truck sizes based on the length of the inside dimension of the cargo area. The website describes these as, "10' truck," "15' truck," "17' truck," "20' truck," and a "26' truck." Each of these truck sizes has an approximate outside dimension width of 8'.

Overall lengths (cargo area and cab/hood/motor) for these truck sizes, where provided, are as follows:

10' truck:	19' 11"
15' truck:	22' 6"
17' truck:	22' 11"
20' truck:	no overall length provided
26' truck:	no overall length provided

Truck cab/hood/motor lengths are variable among truck manufacturers, with Ford and Chevrolet for example between 10' to 11'. In the event the site would display a 20' or 26' truck then the overall length would be expected between 30' to 36'.

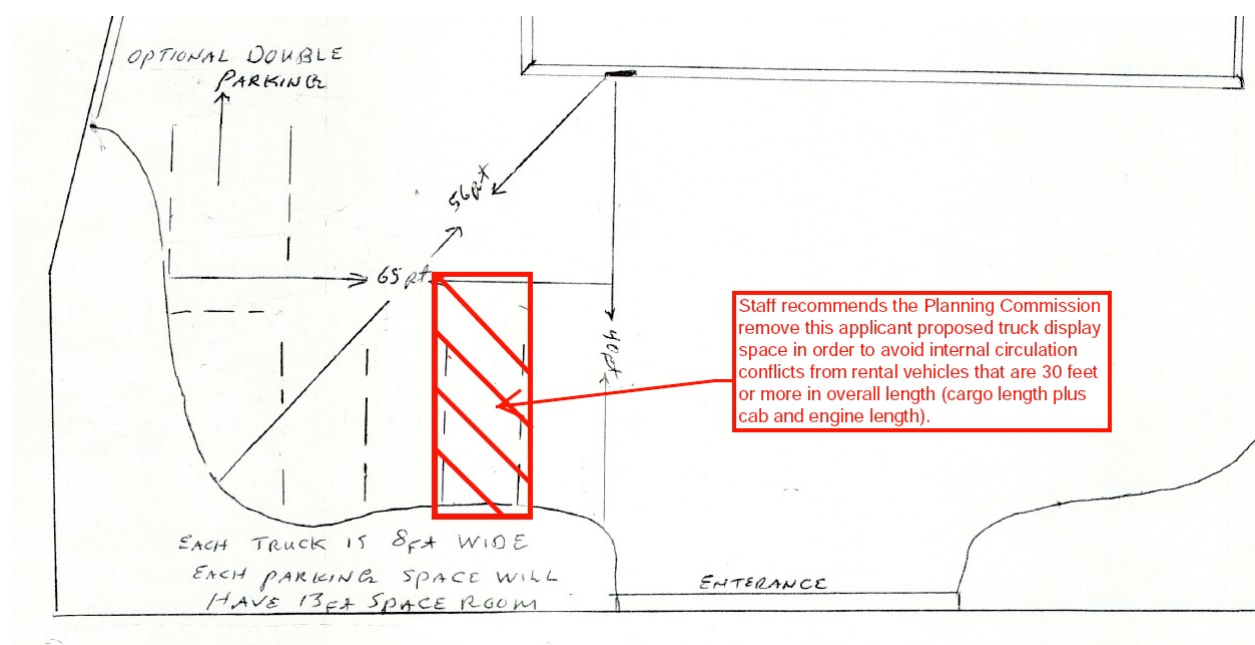
The display truck rental area is proposed near the northwest corner of the 0.5 acre site. This area is bounded by landscaping on two sides. Staff has concern that a display of a truck at the potential 30' to 36' overall length in the space indicated, which is closest to the gas pump island, may result in impacts to customer vehicle circulation within this area of the site. This issue can be mitigated by reducing the display area requested by the Applicant, as shown in Figure 3, where staff has red-lined the Applicant's site plan.

Although the Applicant has not requested to post a sign for the U-Haul business service onsite, the City's Sign Regulations (City Code 10-4-17(G)b) would allow signage for this separate business occupancy. During the SPR90-11-R2: Kwik Serv approval in February 2021, it was determined that the maximum aggregate sign area for all uses within the site would be 120 square feet. Kwik Serv requested and was granted a sign area total of 93 square feet. Sign area for the U-Haul business use would be calculated based on the display area's business frontage. Based on the Applicant's site plan, and the restriction to the display area suggested by staff, it would appear the U-Haul display frontage would 24'. The maximum square foot sign allowance for this specific U-Haul use would be 48 square feet. However, due to the 120 square feet maximum for the site, any signage proposed by U-Haul would be limited the 27 square feet, calculated by subtracting from the 120 square feet maximum site allowance the 93 square feet authorized for Kwik Serve. Should the Commission approve the CUP90-13-R request, staff has conditioned the request to address any request by the Applicant for business signs for the U-Haul conditional use that a sign permit must be obtained in accordance with the City Code 10-4-17 from the Development Services Department.

The retention and expansion of commercial businesses already located in Placerville to meet the needs of residents and visitors is a General Plan goal and policy (Goal C & Policy 3, Land Use Element). This project appears to further this goal and policy, in that if authorized it would expand an existing business's operational offerings to the Placerville area public in a convenient commercially oriented and accessible location.

The use would not be detrimental to surrounding property. Display location, with the restriction recommended by staff, would allow for adequate customer and employee access and circulation within the site, as well as safe entry and exit to/from Placerville Drive. Furthermore, the rental display would not impact SPR90-11 landscaped areas.

Figure 3. Staff Red-Lining Excerpt of Applicant Site Plan



Recommendation: Based on Staff's analysis of the request, its review of applicable General Plan policy, and the City's Zoning Ordinance, staff recommends that the Planning Commission approve CUP90-13-R by taking the following actions:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings in support of the CUP90-13-R:
 - A. The project request involves the negligible expansion to an existing convenience market with gas pumps and carwash, to allow the outdoor display and the rental of trucks on an existing site; therefore it is categorically exempt from CEQA per Section 15301(a) of the CEQA Guidelines.

- B. The request would expand an existing business's operational offerings in a convenient commercially oriented and accessible location, desirable for the needs of Placerville area residents and visitors. The request therefore is consistent with Goal C and Policy 3 of the General Plan Land Use Element.
 - C. The 0.5 acre site would accommodate both the existing convenience market with gas pumps and carwash use and the outdoor display of and rental of trucks. The display location, as modified, allows for adequate customer and employee access and circulation within the site, as well as safe entry and exit to/from Placerville Drive. The request therefore would not be detrimental to surrounding property.
 - D. The request would not impact SPR90-11 landscape areas within the site.
- III. Approve CUP90-13-R, amending CUP90-13, authorizing the outdoor display of and rental of trucks located within the area of the 150 Placerville Drive, APN 325-120-054, subject to the conditions of approval provided as Attachment B.

Attachments

- A. Applicant Submittal Package
- B. Conditions of Approval for CUP90-13-R

Attachment A.
Applicant Submittal Package



CITY OF PLACERVILLE PLANNING APPLICATION

Date: 5/18/2021
Zoning: C GP:
File No: CUP 90-13-R
Filing Fee (PZ) \$700.00
Filing Fee (EN) \$700.00
Receipt No: 18544

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:

would like to add conditional use permit for drop off
& pick up of U-Haul trucks rental.
This will be the only U-Haul Rental in Placerville.
it would be good for the community & needed.

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 KWIK SERV
MAILING ADDRESS 150 PLACERVILLE DR
PLACERVILLE CA 95667
PHONE 727-718-1967
EMAIL ELEMENTSPETROLEUM@AOL.COM

APPLICANT'S REPRESENTATIVE (if different)

NAME NAMATH KANDAHARI
MAILING ADDRESS 150 PLACERVILLE DR
PLACERVILLE CA 95667
PHONE 727-718-1967
EMAIL ELEMENTSPETROLEUM@AOL.COM

PROPERTY OWNER(S)

NAME BALKAR SINGH PHONE 727-344-4306
MAILING ADDRESS 150 PLACERVILLE DR, PLACERVILLE CA 95667
EMAIL ADDRESS _____

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME N/A PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 150 PLACERVILLE DR, PLACERVILLE CA 95667
ASSESSOR'S PARCEL NO.(S) 325-120-054-000
Above described property was acquired by owner on 10 22 2020
Month Day Year

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252

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.

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.

	<u>NAMATH KANDAHARI</u>	<u>5/17/21</u>
Applicant's Signature	Printed Name of Applicant(s)	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.

	<u>BALKAR SINGH</u>	<u>5/17/21</u>
Signature of Property Owner	Printed Name of Property Owner	Date

		
Signature of Property Owner	Printed Name of Property Owner	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.

File Number: _____

Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: KWIK SERV

City: PLACERVILLE

Name of Owner: BALKAR SINGH Telephone: 707-718-1967

Address: 150 PLACERVILLE DR, PLACERVILLE CA 95667

Name of Architect, Engineer or Designer: - N/A

Address: 150 PLACERVILLE DR Telephone: _____

Project Location: 150 PLACERVILLE DR

Assessor's Parcel Number(s): 325-120-054-000

General Plan Designation: _____

Zoning: Commercial

Property size

Gross (sq. ft./ acre): _____

Net (sq. ft./ acre) (total minus areas of public streets and proposed dedications) : _____

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: adding 11-Haul truck rental
2. What is the number of units/parcels proposed? —
3. What is the gross number of units per acre? —
4. Site Size: —
5. Square footage of each use: —
6. Number of floors of construction: —
7. Amount of off-street parking provided: —
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.
9. Proposed scheduling: —
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: —
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: —

12. If industrial, indicate type, estimated employment per shift, and loading facilities

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: _____

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: _____

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. _____

N/A

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. _____

N/A

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)
___ 0 to 10% ___ 11 to 15% ___ 16 to 20% ___ 21 to 29% ___ 30 to 35% ___ Over 35
32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? _____
If yes, please explain: _____
33. Describe the amount of cut and fill necessary for the project: _____

N/A

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. _____
35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: _____
36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? _____
37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? _____
38. Does the project area contain any wet meadows, marshes or other perennially wet areas? _____ If so, delineate this area on Site Plan.

N/A

N/A

N/A

N/A

N/A

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: _____
40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? _____

N/A

N/A

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.): N/A

42. What is the distance to the nearest fire station?

43. Will the project create any dead-end roads greater than 300 feet in length?

44. Will the project involve the burning of any material, including brush, trees and construction materials? N/A

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? N/A

46. What types of noise would be created by the establishment of this land use, both during and after construction? N/A

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? N/A

WATER QUALITY

48. What is the proposed water source: EID City of Placerville Well Other

49. What is the water use? (residential, agricultural, industrial or commercial): N/A

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? N/A

If yes, what is the regulatory identification number:

Date of list:

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? N/A

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): N/A

SEWAGE

53. What is the proposed method of sewage disposal? N/A

 Septic System City Sewer Other: N/A

54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? N/A

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? N/A
56. Will the project reduce or restrict access to public lands, parks or any public facilities? N/A
57. Will the project change the L.O.S. on any existing roads? N/A

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? YES, This would be only M-haul place
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? NO
60. Will the project require the extension of existing public utility lines? NO If So, identify and give distances: _____

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? NO
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? NO
64. Will the project displace any community residents? NO

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: N/A

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

5/17/21
Date

[Signature]
Signature

CITY OF PLACERVILLE POLICY FOR POSTING PROPERTIES FOR DEVELOPMENT PROJECTS

It is the policy of the City of Placerville that notice is provided to the persons who may be affected by a development project as soon as possible. The Council has determined that the best way to accomplish this is to post the property proposed to be developed at the time an application is filed for development. The responsibility for posting will be the applicant for the development. The process will be as follows:

1. **INITIAL CONTACT** -The applicant will contact the Planning Division regarding the potential of developing a property. If the applicant decides to continue, they will be provided a development application which will include the City policy on posting properties.
2. **SECONDARY CONTACT**- The applicant will contact the Planning Division prior to the construction of the required sign(s) to acquire the "Project No." information.
3. **SUBMITTAL OF APPLICATION** -The applicant will submit the completed application to the City. At the time the applicant will provide evidence that the property has been posted in accordance with the City's posting policy.

The attached detail provides the minimum requirements for the construction of the sign. It is the responsibility of the applicant to provide for the construction of the sign and the applicant is also responsible for the placement and to maintain the sign.

For the following application requests, the sign shall be two feet (2') by two feet (2') in size: Zone Changes, Subdivisions and General Plan Amendments, Parcel Maps, Conditional Use Permits, Variances, Historic District Reviews, Site Plan Reviews or any other application that will require a public hearing.

The sign shall be black letters on a yellow background and read as follows:

NOTICE OF DEVELOPMENT

**AN APPLICATION FOR DEVELOPMENT OF THIS PROPERTY
HAS BEEN FILED WITH THE CITY OF PLACERVILLE
PROJECT NO. _____**

**FOR MORE INFORMATION CALL THE PLANNING DIVISION
AT (530) 642-5252**

A minimum of one sign shall be posted on each street on which the property has frontage. Signs shall be posted facing the street about every two hundred feet (200') apart along the street frontage of the property. There shall be a minimum of two signs posted on corner lots and through lots, one facing each street.

Where the property does not have street frontage on or is not easily visible from the street, the sign(s) shall be posted in a location deemed suitable by the Planning or Engineering staffs.

The sign shall be posted no more than five feet (5') from the street line and shall be visible and readable from the street for the entire time of its posting.

The sign(s) shall remain posted until final action has been taken on the application.

The sign(s) shall be constructed of materials suitable to remain standing during the estimated posting time and to hold up to the weather.

Description

will add up to max 4 parking space for the trucks, it will be only trucks not trailers or equipments.

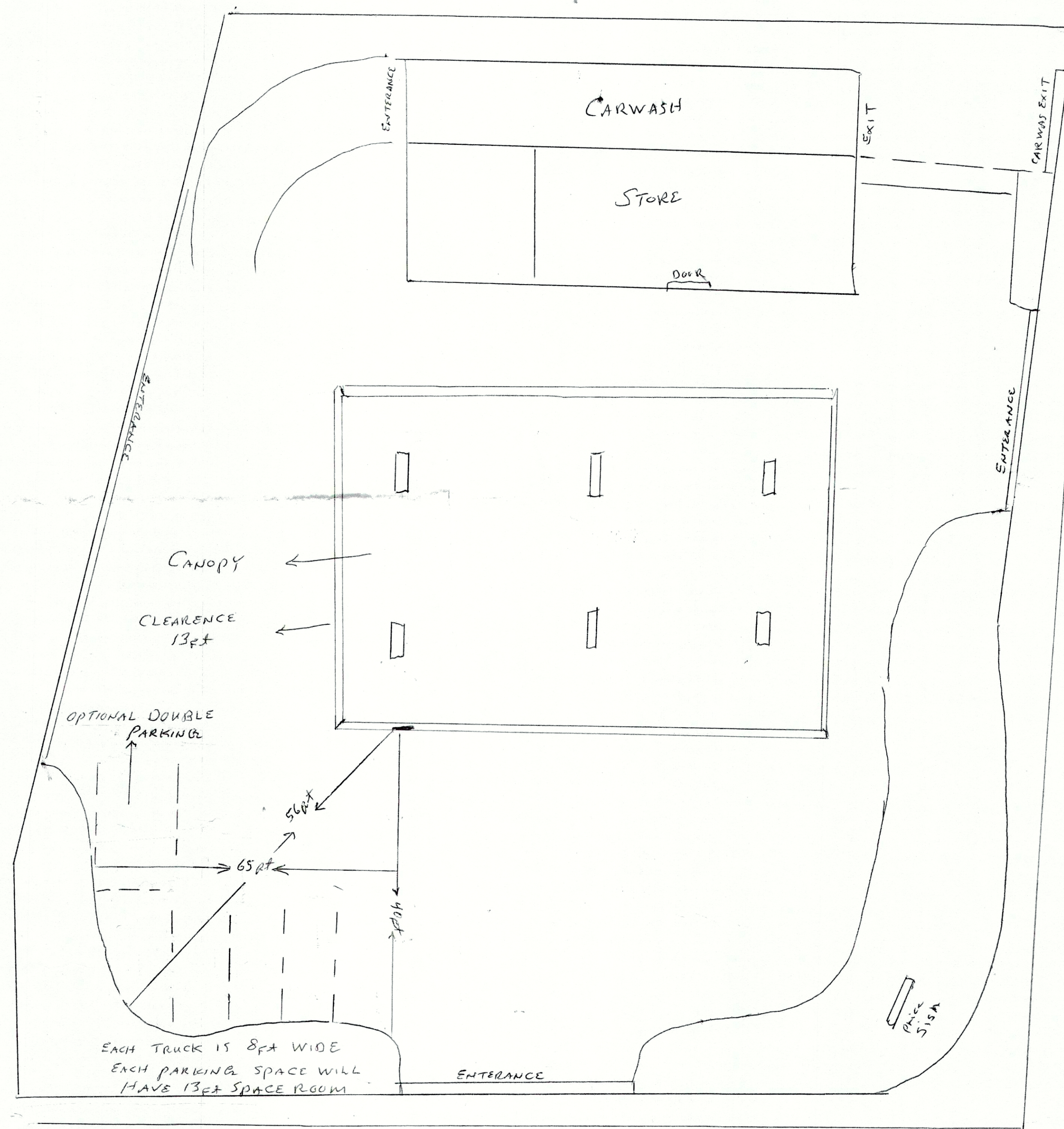
This operation based on app & online.

people reserve the trucks on the app, all we do take picture of any damages & the odometer, customers have their own password for the locks. There is no paperwork

RALEY'S

KWIK SERV
150 PLACERVILLE DR

RECEIVED
MAY 18 2021
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.



Attachment B.**Conditions of Approval for CUP90-13-R**

1. CUP90-13-R 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 May 18, 2021 by Namath Kandahari, as modified by the Planning Commission as shown in Figure 3 of staff's June 15, 2021 Staff Report for CUP90-13-R. 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. CUP90-13-R permit shall run with the land, i.e. shall apply only to the project site with address of 150 Placerville Drive, APN 325-120-054; it may not be transferred to another parcel.
3. A sign permit for any site/business identification signs for the CUP90-13-R use, authorized in accordance with the City Code 10-4-17, shall be applied for subject to review and approval by the Development Services Department.
4. All Conditions of Approval shall be in addition to those established under CUP90-13, and shall be incorporated as the Conditions of Approval for CUP90-13-R by reference.
5. CUP90-13-R shall become effective eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP9013-R shall not become effective until the granting of the permit is affirmed on appeal.