



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

Planning Commission Staff Report

Meeting Date: July 6, 2021

Prepared By: Andrew Painter, City Planner

ITEM 3: MARSHALL MEDICAL CENTER - SITE PLAN REVIEW (SPR) 08-04-R3 1095 MARSHALL WAY

PROJECT INFORMATION SUMMARY

Request: To consider SPR08-04-R3, an amendment (major change) to SPR08-04 for the installation within an area of the Marshall Medical Center campus adjacent to the building at 1095 Marshall Way, of an energy storage system consisting of four battery storage powerpacks and one inverter cabinet mounted on a new concrete pad. The energy storage system would be placed within a new equipment enclosure with approximate dimensions of 21' (width) by 13' (depth) by 8' (height), consisting of concrete masonry unit (CMU) with brick veneer construction. Construction would result in the removal of one landscape tree. Electric conduit between the energy storage system and the 1095 Marshall Way building would be placed underground. Associated equipment would be mounted on and within the 1095 Marshall Way building, where indicated on the Applicant's site plan.

Attachment A contains the applicant's project description, site plan, enclosure elevations and energy storage system equipment information.

Project Data:

<i>Property Owner:</i>	Marshall Medical Center	<i>Location:</i>	1095 Marshall Way
<i>Assessor's Parcel No.:</i>	004-350-001	<i>Lot Size:</i>	13 acres
<i>General Plan Land Use:</i>	Business & Professional (BP)	<i>Zoning:</i>	Business-Professional (BP)

Background: Marshall Medical Center opened to serve the El Dorado County community on Marshall Way in 1959 (then known as Marshall Hospital). 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. In 2008, the Planning Commission approved the Medical Center's expansion of the campus that involved the demolition of housing along Rowland Street, Marshall Way 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 that include Site Plan Review (SPR) 08-04, Conditional Use Permit (CUP) 08-02, Tentative Parcel Map (TPM) 08-07, and Environmental Assessment (EA) 08-07.

In 2012, the Planning Commission approved a follow-up item of the original SPR08-04 approval involving South Wing entry landscaping, irrigation, site amenities and design features. In 2013, the Commission approved an amendment to the Site Plan (SPR08-04-R) involving the placement of parking lot shade / photo voltaic (PV) solar structures within the parking area

adjacent to 1095 Marshall Way building. During July 2020, the Planning Commission approved SPR08-04-R2 involving the installation of an outdoor dining/garden area, now under construction, between the main Medical Center Building and the South Wing at 1100 Marshall Way.

Figure 1: Vicinity Map

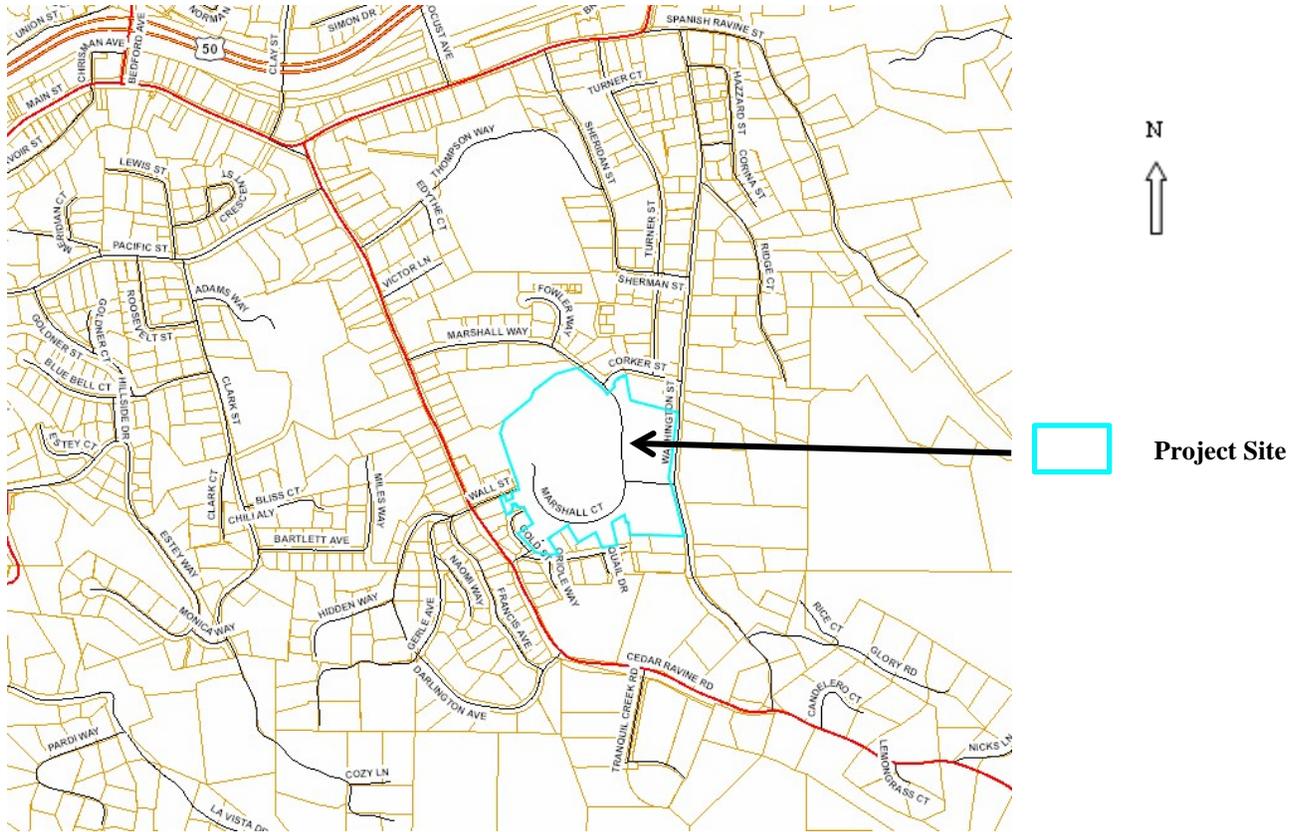


Figure 2: Marshall Way view of Project Site (Source: Google 2018)



Site Description: The 13-acre site contains an existing Marshall Medical Center campus, parking area and site landscaping. The proposed energy storage system location is adjacent to the building at 1095 Marshall Way within an existing minimally landscaped area between the sidewalk along Marshall Way, the building and parking area for the building.

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

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.

Public Noticing: Written notice for this public hearing was mailed to property owners within 300' of the project site on June 24, 2021. Public notice was also published in the Mountain Democrat on June 25, 2021. **No public comments were received as of the date of this report.**

Staff 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 15303(e), in that the request involves the installation of accessory equipment and the construction of a small enclosure structure appurtenant to the existing onsite Medical Center use.

General Plan Land Use Consistency: The Placerville General Plan Land Use map indicates that the land use designation for the site is Business & Professional (BP). Purposes of the BP designation include:

1. *Provide for professional office development and related services.*
2. *Create conditions conducive to a convenient and desirable working environment.*

Allowable uses within the BP designation include hospitals, medical and dental clinics.

As the request is to add new equipment and equipment screening to the site that are appurtenant to the Medical Center use, the request is therefore consistent with the General Plan lands use designation.

Proposed enclosure is dimensioned and designed to completely screen the energy storage system components. The applicant proposes brick veneer for the enclosure exterior. The adjacent 1095 Marshall Way building also has a brick veneer (See Figure 2). The request is therefore consistent with the following 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.

Zoning Consistency: The project site is located within the Business-Professional (BP) Zone. Professional offices, medical clinics and hospital uses are permitted uses within this zone classification. As the request is to add new equipment and equipment screening to the site that are appurtenant to the Marshall Medical Center use, the request is therefore consistent with the BP Zone classification.

Site Plan Review Provisions: The Commission's authority under City Code 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, City Code 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 new electromechanical equipment and their enclosure that would be visible from Marshall Way; therefore it would constitute a major change. Site Plan Review approval must be granted by the Planning Commission prior to building permit issuance.

Site Plan Review Design Criteria: Per the Site Plan Review regulations under City Code 10-4-9(G), 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 mechanical equipment and equipment enclosure screening, the following are criteria excerpts from City Code 10-4-9(G)3 (Landscape and Site Treatment and Tree Preservation), and 10-4-9(G)4 (Building Design) of the Site Plan Review regulations that staff believes are most applicable:

(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)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.

Proposed enclosure walls consist of CMU block with brick veneer. The brick veneer is harmonious with the existing brick veneer used on the adjoining Marshall Medical Center building at 1095 Marshall Way. The enclosure is dimensioned to completely obscure visibility of the proposed energy storage system components of batteries and equipment cabinets from Marshall Way. Site Plan Review design criteria under City Code 10-4-9(G)3(j) and (G)4(f) of City Code are met.

Recommendation: Staff recommends the Planning Commission conduct a public hearing for the request to receive and consider public input, then take the following action to conditionally approve Site Plan Review (SPR) 08-04-R3:

- I. Make the following findings in support of approval of an amendment to SPR08-04-R3:
 - A. The project location has a General Plan Land Use designation of Business & Professional (BP);
 - B. The project location has a Zone classification of Business-Professional (BP);
 - C. The project location was granted SPR 08-04 in 2008 by the Planning Commission involving the Marshall Medical Center's expansion of the campus, including demolition of housing, 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 that include Site Plan Review (SPR) 08-04, Conditional Use Permit (CUP) 08-02, Tentative Parcel Map (TPM) 08-07, and Environmental Assessment (EA) 08-07. In 2012, 2013 and 2020, amendments to SPR 08-04 were also granted by the Planning Commission;
 - D. This project is exempt from environmental review per California Environmental Quality Act Guidelines per Section 15303(e), in that the project involves the installation of accessory equipment and the construction of a small enclosure structure appurtenant to the existing onsite Medical Center use.
 - E. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for professional office, medical clinics and hospital facility uses of which Marshall Medical Center is categorized as. The request does not change this use. Furthermore, the request is appurtenant to the Medical Center use.
 - F. The project is consistent with meets the *Site Plan Review Criteria* of City Code 10-4-9(G), in that the request provides for a screening enclosure that is dimensioned to completely obscure visibility of the proposed energy storage system components of batteries and equipment cabinets from Marshall Way, and that the enclosure would have an exterior brick veneer harmonious with the existing brick veneer used on the adjoining Marshall Medical Center building at 1095 Marshall Way.
- II. Approve SPR08-04-R3, as provided in staff's July 6, 2021 report to the Commission and as provided in Attachment A: Applicant Submittal Package, subject to the conditions of approval contained in as follows:

**Marshall Medical Center -Site Plan Review (SPR) 08-04-R3 - 1095 Marshall Way
Conditions of Approval**

1. Approval of SPR08-04-R3 authorizes the request by Marshall Medical Center on the Medical Center campus at 1095 Marshall Way, A.P.N. 004-350-001, for the installation of an energy storage system consisting of four battery storage powerpacks and one inverter cabinet mounted on a new concrete pad; construction of a new equipment enclosure with approximate dimensions of 21' (width) by 13' (depth) by 8' (height), consisting of concrete masonry unit (CMU) with brick veneer construction. Electric conduit between the energy storage system and the 1095 Marshall Way building would be placed underground. Associated equipment would be mounted on and within the 1095 Marshall Way building, where indicated on the Applicant's site plan.

Approval is based upon the analysis provided in staff's July 6, 2021 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the following Exhibits, except were deviated under a separate Condition of Approval, as modified by the Planning Commission under 1a), and all other conditions of approval set forth herein:

Applicant Submittal Package:

- Planning Application, received June 4, 2021;
 - Tesla – Marshall Med Center Energy Storage System Plan Set (Sheets: G-001, G-002, E-101, E-111, E-201, E-211, E-241, E-501, E-601, E-701, S-101, S-102 and S-501) by Alex Short, Tesla. Date: March 19, 2021; and,
 - Graphic Plan by Tesla. Date: February 9, 2021.
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. 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.
 4. Site Plan Review Expiration. The approval of the site plan review amendment shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for authorized work under SPR08-04-R3 prior to 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 permits and payment of all required fees for the project prior to initiating SPR08-04-R3 authorized work.

Applicant shall submit three copies of construction plans to apply for Building Division plan review and obtain a construction permit. Enclosure plans shall show compliant work for accessibility, egress, and electrical.

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.
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 be 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 B of staff's July 6, 2021 report to the Commission:
 - 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;
 - November 5, 2013, under SPR08-04-R, involving the placement of parking lot shade structures with solar panels on the site adjacent to 1095 Marshall Way, and
 - July 21, 2020, under SPR08-04-R2, involving outdoor dining / garden area for Medical Center employees, patients and visitors at 1100 Marshall Way.

Attachment:

A: Applicant Submittal Package.

B: Planning Commission Minutes of November 18, 2008; July 17, 2012; November 5, 2013; and, July 21, 2020.

Attachment A:
Applicant Submittal Package
[Submitted Plans](#)



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 6-9-21
Zoning: BP GP:
File No: XXXXXXXXXXXX SPR08-04-R3
Filing Fee (PZ) \$500.00
Filing Fee (EN)
Receipt No: 20265

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: Installation of energy storage system equipment and concrete slab is proposed within an area on the Marshall Medical Center campus adjacent to the building at 1095 Marshall Way. The batteries and their cabinets are electro-mechanical equipment. Their placement onsite would change SPR08-04. Under Placerville City Code (PCC) (P), 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. The Tesla battery array therefore would be a Major change to SPR08-04.

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 Marshall Medical Center
MAILING ADDRESS 1100 Marshall Way, Attn: Contracts Dept
Placerville, CA 95667
PHONE 530-626-2952
EMAIL contracts@marshallmedical.org

APPLICANT'S REPRESENTATIVE (if different)

NAME Tak Saito
MAILING ADDRESS 1100 Marshall Way
Placerville, CA 95667
PHONE 530-626-2687
EMAIL tsaito@marshallmedical.org

PROPERTY OWNER(S)

NAME Marshall Medical Center PHONE 530-626-2952
MAILING ADDRESS 1100 Marshall Way, Attn: Contracts Department, Placerville, CA 95667
EMAIL ADDRESS contracts@marshallmedical.org

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

NAME PHONE
MAILING ADDRESS
EMAIL ADDRESS

I have notified the mortgage holder, which is:

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 1095 Marshall Way, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 004-350-04
Above described property was acquired by owner on May 25, 1995
Month Day Year

Attachment B:

**Planning Commission Minutes of November 18, 2008;
July 17, 2012; November 5, 2013; and, July 21, 2020.**

MINUTES

**REGULAR MEETING
TUESDAY, November 18, 2008
7:00 P.M.
TOWN HALL
549 MAIN STREET
PLACERVILLE, CALIFORNIA**

A regular meeting of the City of Placerville Planning Commission was held on the above date at Town Hall, 549 Main Street, Placerville, California.

1. **CALL TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair De Aquino who led the Commission in the Pledge of Allegiance.

2. **ROLL CALL:**
Members Present: Chair De Aquino, Vice Chair Russell, Frenn, Ogdin, Wolfe
Members Absent: None
Staff Present: Community Development Director Calfee, City Planner Painter, Public Works Director Pesses, City Engineer Tippett, Recording Secretary Fleming
Independent Counsel: Bill Wright

3. **APPROVAL OF THE MINUTES AND AGENDA:**
A. Minutes of the October 21, 2008, Planning Commission meeting:
Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Wolfe to **approve the October 21, 2008, Planning Commission Minutes. The motion carried viva voce.**
B. Agenda for the November 18, 2008, Planning Commission meeting:
Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Russell to **approve the November 18, 2008, Planning Commission Agenda. The motion carried viva voce.**

4. **ITEMS OF INTEREST TO THE PUBLIC:** (The Planning Commission shall not take action on this item.) **Comments are limited to 3 minutes.**

None

5. **COMMUNICATIONS:**

Community Development Director Calfee stated that the Commission had received a letter regarding Item 6B of the Agenda.

6. **ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:**
A. Marshall Hospital – Site Plan Review 08-04, Conditional Use Permit 08-02, Tentative Parcel Map 08-07, Environmental Assessment 08-07: A request for Site Plan Review for accessory features in conjunction with the construction of a 3 story Acute Care Wing consisting of 88,190 square feet. Accessory facilities include parking, circulation, landscaping, lighting, retaining walls, demolition of single family dwellings and street and utility vacation and relocation. A Conditional Use Permit approval is sought to allow uses accessory to the hospital (parking, landscape, etc.) in a Single Family Residential zone. Tentative Parcel Map approval is sought to merge and re-subdivide numerous

Approved
11-18-08
D. P. & J. P.

parcels on the campus. A General Plan finding of consistency is requested to vacate several streets in the project area. **Location:** 1100 Marshall Way. **Assessor's Parcel No.:** 004-051-231. **Zoning:** BP, Business Professional & R1-6,000, Single Family Residential. **Environmental Document:** A Mitigated Negative Declaration has been prepared for this request. **Applicant:** Marshall Hospital. **Agent:** Michael Ryan, Anova Architects. **Staff:** Mr. Calfee.

Community Development Director Calfee introduced Bill Wright as independent legal council for this agenda item and presented his staff report.

The following people spoke regarding this request: Michael Ryan, Bruce Oveson, Jim Whipple, Stephen Rochford, Richard Round and Jeff Meader.

Commissioner Frenn made a motion that was seconded by Commissioner Wolfe as follows:

1. Find that this request is consistent with the City of Placerville General Plan Land Use Element promoting the development of institutional uses that are conveniently located and compatible with their surrounding areas. Further that this request is consistent with Policy 3 therein by insuring that the future expansion of Marshall Hospital and related facilities occur in a manner that has the least disruptive impact upon surrounding neighborhoods. Finally that this request is consistent with General Plan Public Services and Facilities Element Goal "G" which states "to provide for the healthcare needs of Placerville residents" and Policy 1 which states "the City shall support the continued provision of full range medical services at Marshall Hospital and the expansion of its facilities."
2. Find that this request is consistent with the criteria set forth in Chapter 10-4-9, Site Plan Review
3. Make the following findings with respect to Conditional Use Permit 08-02:
 - A. The proposed parking is deemed essential and desirable to the public convenience and welfare and is in harmony with the various elements and objectives of the City of Placerville General Plan.
 - B. Design and mitigation measures incorporated into the project ensure that the improvements will not be detrimental to surrounding properties.
4. Make the following findings regarding the general vacation of streets located within the project area:
 - A. That the sections of Marshall Way/Rowland Street/Gold Street that are proposed to be incorporated into the medical campus are not necessary for the implementation of the City of Placerville Master Street Plan.
 - B. That the vacation of those aforementioned public streets with the reversion of the underlying fee to Marshall Hospital are consistent with the goals and policies of the City of Placerville General Plan.
5. Receive and approve and file Mitigated Negative Declaration, EA 08-07 dated September 2008 and the Addendum attached hereto dated November 12, 2008.
6. Approve Site Plan Review 08-04, Conditional Use Permit 08-02, and Tentative Parcel Map 08-07 with the following Conditions of Approval:
 - A. The mitigation measures identified in Mitigated Negative Declaration, EA 08-07 dated September 2008 are conditions of project approval.

B. Comply with the following requirements:

ENGINEERING DIVISION

General

1. This Site Development project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining items, except for sewer and water, shall be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications, dated May 2006. Sewer and water service will be provided by the City and shall be designed and constructed in accordance with El Dorado Irrigation District (EID) Design and Construction Standards, dated July 1999, except when otherwise directed by the City Engineer. Water services shall be constructed to City standards.
2. Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the project boundaries. A copy of the written authorization(s) shall be included with the final improvement plan submittal.
3. All improvements required for this project and as described in these conditions of approval shall be shown on construction drawings (the final improvement plans) to be submitted to the City Engineer for review and approval. An encroachment permit shall be obtained from the City Engineer prior to beginning any work on this project within a public right-of-way.
4. All Capital and Impact Fees are to be calculated and paid at time of Encroachment Permit issuance, as OSHPD will be issuing the building permit for this project.
5. All improvement plans shall conform to the requirements of these Conditions of approval and shall be signed by the El Dorado County Fire Protection District, the Community Development Director, the Geotechnical Consultant, and the City Engineer.
6. The Applicant shall submit to the Public Works Department a digital copy of "as-built" plans for public improvements when construction is complete.

Map

7. Where the Applicant is required to make improvements on land, which neither the Applicant nor the City has sufficient title or interest to make such improvements, the Applicant shall make every effort to acquire all necessary land rights prior to the filing of the Parcel Map. If the Applicant is unsuccessful in obtaining those land rights, then, prior to filing of the Parcel Map, the Applicant shall submit to the City Engineer for approval:
 - A. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - B. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - C. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

D. Prior to the filing of the Parcel Map, the Applicant shall enter into an agreement pursuant to government code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

E. In addition to the agreement, the Applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of the City Attorney.

8. All utilities outside of public roadways shall be in 15 foot wide easements centered on the utility. Easements for drainage swales shall be 10 feet wide centered on the swale. All easements within the project shall be dedicated on the Parcel Map or by separate instrument. All easements outside of the project boundaries shall be submitted for approval with the final improvement plans.

9. The Applicant must process a General Vacation for abandonment of all easements and rights of way that are no longer required. The General Vacation shall be made through the City and shall be consistent with the requirements of the Streets and Highways Code, Division 9, Part 3, Chapters 1-3 and 6. All abandonments shall be recorded prior to construction in any area in which the proposed abandonment exists.

10. The Applicant may process a Parcel Map to merge and re-subdivide the project area, show abandoned streets and easements done by general vacation, and to dedicate new street right-of-way and easements to conform to the approved site plan. This map shall be processed in accordance with Section 66499.20½ and shall be recorded prior to occupancy of the new building.

Water System

11. Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.

12. The water main system will be city owned and maintained up to and including the water meters. Fire Hydrant laterals are to be city owned and maintained. The fire service connection to the new building is city owned and maintained up thru the detector check valve assembly. Water line easements shall be dedicated to the city as described above.

13. New water system installation shall be staged in a manner that maintains at least one 8" minimum east-west looped water main connection during construction. Water system shutdowns must be performed by the city, will only be allowed Tuesday thru Thursday, and must be requested thru the City Public Works Department at least 5 days in advance of the requested shutdown.

Sewer Facilities

14. Sewer and water mains and laterals shall have a 10' minimum separation.

15. A grinder pump, or equivalent approved by the City Engineer, shall be installed at a location that will require all effluent to pass prior to entering the City sewer main.

16. Applicant shall construct a new 6" Sanitary Sewer main from the location of the existing manhole in the intersection of Cedar Ravine and Marshall Way (south) up Marshall Way approximately 174-feet to a new manhole. Existing manhole in Cedar Ravine shall be replaced with a new manhole with base contoured to accept new flows. The new sewer line

between these two manholes will be city maintained, including the upper manhole. Beginning at this upstream manhole and extending southerly and then easterly into the project the new proposed sewer system shall be privately owned and maintained. The existing 4" sewer line shall be abandoned and all laterals shall be extended to the new sewer main.

Other Utilities

17. All proposed electric, telephone, and cable TV shall be placed underground within the boundaries of this project.

Drainage Facilities

18. A Final Drainage Plan shall be prepared for review and approval by the City Engineer prior to submittal of the final improvement plans. Downstream facilities shall be improved or increased in capacity as necessary to accommodate increased flows, which result from this project. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the Final Drainage Plan. As an alternative, detention facilities may be provided to keep post-project flows at or below pre-project levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point. Downstream properties shall be protected from damage from any increase in drainage flow resulting from this Project.

19. The Applicant shall incorporate Best Management Practices (BMP) for the capture of oil and petroleum products or other hazardous materials leaving the on-site paved areas. Treatment shall occur before leaving the site and shall be incorporated into the drainage system plans. A maintenance plan shall also be provided to keep the treatment system(s) operational.

20. All drainage inlets shall be marked "Do not Dump – Flows to Creek."

21. Drainage facilities shall be designed to accommodate flows from a 10-year storm with no static head, and to accommodate 100 year flows while still leaving a minimum of 12 feet of unobstructed roadway travel width.

22. Off-site overland drainage escape routes from the project area but not within public right-of-way shall be secured with a drainage easement.

23. Surface drainage, drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks or curbs.

24. Storm Drain pipes shall be RCP, HDPE, PVC, or other materials as approved by the City Engineer.

Roadways

25. Internal roadways shall be constructed to the following City standards.

Marshall Way/Corker Street	Local Street	36'c-c in 46' ROW
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New roadway sections shall have standard concrete curb, gutter, and sidewalk. Curb returns shall be 20' radius.

26. Street structural section shall be designed based upon traffic index of 5.5 for cul-de-sacs, 6.0 for local streets, and shall have a minimum section of 3" AC over 6" AB.

27. Install stop signs and street name sign at the Marshall Way/Corker St intersection. Install hospital directional signs as required at both entrances off of public streets and at Cedar Ravine/Marshall Way, Cedar Ravine/Washington, and at Turner/Broadway. All striping in public right-of-way shall be thermoplastic. Provide an overall signing and striping plan for

the area showing signs to be added and existing signs to be removed as they become obsolete.

28. Provide public street lighting at each entrance from a public street. All lighting within the project shall be privately owned and maintained. Provide an overall lighting plan for the project for review and approval. All public street lighting shall be fully shielded to prevent excess glare and light, and shall comply with PG&E standards.

29. Applicant shall process a road name changes prior to filing the Parcel Map. Marshall Way (south) that is being changed to a hammerhead and no longer accesses the hospital shall be renamed. The applicant shall bear all cost associated with the road name change.

30. Install pedestrian sidewalk on Marshall Way from the project site to Fowler Way and on Corker Street from Marshall Way to Washington Street. At locations of bus stop/shelters installed as part of this project, new sidewalk shall be provided extending from the bus stop to an existing on-site sidewalk.

31. Install handicap ramps at all street intersections where sidewalks are present and at all locations required by ADA.

32. Applicant will offer to the City for dedication Assessor's Parcel Number 004-043-021, 1124 Sherman, (the Property) for use in the realignment of Washington Street to Turner Street. This project is identified in the City's Traffic Impact Mitigation Program. The City and applicant shall enter into an agreement for the dedication of the Property, establishing a timeline for applicant to vacate the Property, and establishing a credit for applicant's TIM fees. The credit shall be based on the value of the Property, less the value of any land vacated by the City and deeded to applicant. Said credit shall serve as an offset against Applicant's TIM fees. Said agreement shall be executed prior to the issuance of any permits by City for Applicant, other than demolition permits.

33. Provide a clear designation of exact locations where city streets end and private on-site roadways begin as approved by the City Engineer. This occurs at the Marshall Way/Corker Street intersection and at Rowland Street where it intersects Washington.

34. Provide permanent improvements at the ends of Gold St., Marshall Way (south), and Rowland Street (both ends, clarify what is proposed at the lower end) and along hospital frontage on Goyan Ave. to the satisfaction of the City Engineer including curbs, gutters, sidewalks, drainage, sight distance and safety, and other necessary improvements to give these hammerheads, revised intersections, and frontage improvements a finished appearance. Revise intersection of Rowland Street, Gold St., and Goyan Ave. to a three way (T) intersection with the thru Rowland Street leg being removed as a public street. Turn around improvements shall be the first order of work constructed at the time each street's thru access is terminated.

Grading

35. All grading shall conform to the City Grading Ordinance and to all other relevant laws, rules, and regulations governing grading in the City of Placerville. Prior to commencing any grading, which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Public Works Department.

36. Install minimum 42-inch height permanent fencing at the top of all bluffs or cut-and-fill slopes exceeding 10 feet in height, and greater than 2:1 slope and at the tops of retaining walls that exceed 30" in height, or 18" in foot traffic areas.

37. All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes. Utility lines running under retaining walls shall be placed in a sleeve as approved by the City Engineer.

38. A geotechnical engineering study was prepared in October 2005 by Youngdahl & Associates, Inc., for this project. Keystone Retaining Wall Design Recommendations, Fill evaluation, and Additional Geotechnical Information reports have also been completed dated February 2008. The Geotechnical Engineer shall review and sign off on the final grading and improvement plans for conformance to recommendations contained in these studies.

39. The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer and Resource Conservation District. The plan shall be prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:

A. Any mass grading shall be restricted to dry weather periods between April 1 and October 31.

B. If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.

C. In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.

D. Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit. The SWPPP shall have provisions to provide at minimum monthly monitoring reports to the City during wet weather and to 1 year after completion of construction.

E. Project less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.

F. The internet site for information and application on the NOI can be found at <http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.pdf>.

G. Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.

H. Mulching, hydro seeding, or other suitable re-vegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.

I. Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.

40. The improvement plans shall include a dust control plan, which takes all necessary mitigation measures to control dust. This plan shall be implemented by the Applicant during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Public Works Department prior to approval of the improvement plans.

41. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.

42. Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, mines, tunnels, shafts, septic systems, water wells, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.

43. In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the City Engineer. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve that location, a Grading Environmental Assessment shall be submitted to the Planning Department for review, comment, and approval. Haul routes utilizing city streets shall be submitted to the City Engineer for review and approval.

44. Haul routes on city streets and on-site circulation routes shall be swept daily at a minimum and kept free of dirt and debris from construction activity to the satisfaction of the City Engineer.

45. City restrictions related to noise and work hours shall be clearly stated on the Cover Sheet for the final improvement and/or grading plans.

46. Existing trees to be protected and the protection measures to be installed or observed during site grading and trenching operations shall be clearly delineated on the final improvement plans.

47. The intersection of Marshall Way/Cedar Ravine shall be improved to City Intersection standards. The curb returns on the east side of the intersection shall have a minimum radius of 20 feet or more. The applicant shall be responsible for acquiring all rights-of-way and making all improvements as required to bring the east side of the intersection up to City standards.

PLANNING COMMISSION

48. The Final Landscaping Plan shall be submitted to the Commission for future review and approval. The Final Landscaping Plan shall also incorporate revisions for site amenities and other design features in the drop off area as agreed upon by staff, the applicant and Commissioners as a result of the design charrette. The Landscaping Plan shall also incorporate landscape treatment for the site at 1087 Goyan Avenue.

49. Construction hours on Saturdays shall be limited to 8 a.m. to 5 p.m. unless otherwise approved by staff due to unforeseen circumstances. There will be no construction on Sunday.

POLICE DEPARTMENT

50. Video surveillance for internal and external security.

51. Adequate lighting for all parking and walkway areas. Landscaping should not provide hidden areas, etc.

- 52. A designated, preferably secure, law enforcement emergency vehicle parking.
- 53. Secure room(s)/bed(s) for ER for 5150's and/or prisoners.
- 54. Decorative protective barriers for new main front entrance

PLANNING DIVISION

- 55. Marshall Hospital shall enter into a Landscape Maintenance Agreement as required by Section 10-4-9 (g)(3)(n) of City Code.

PLANNING COMMISSION

- 56. Landscaping plan shall return to the Planning Commission and include input from the residents including ways to soften up, or lessen the impact of, retaining walls in excess of 10 feet.
- 57. Convene a small group to receive input via a design charrette as suggested by the applicant to include improve the main entrance and passenger drop-off portion of the project.
- 58. Changes to off site improvements by applicant may be approved by City staff as a ministerial decision or referred to the Planning Commission at Staff's discretion.

A poll vote was taken which stood as follows:

- AYES: Ogdin, Frenn, De Aquino, Wolfe, Russell
- NAYS: None
- ABSENT: None
- ABSTAIN: None

Chair De Aquino announced that the motion carried, 5 – 0, and that there is a 10-day appeal period.

B. Site Plan Review 08-07 (Placerville Coffee Depot): A request for the construction of a one story, approximately 410 square foot commercial building with parking and landscaping to establish a coffee beverage drive-thru business. **Location:** 68 – 70 Main Street. **Assessor's Parcel Nos.:** 003:051:05 & 07. **Zoning:** CBD, Central Business District. **Applicant:** John Mosbacher, Gumball Holdings, LLC. **Note:** This request is categorically exempt from environmental review pursuant to Section 15303(c), New Construction, Small Structures, of the California Environmental Quality Act Guidelines. (Staff: Mr. Calfee)

Commissioner Wolfe recused himself from this agenda item due to a conflict of interest.

Community Development Director Calfee presented his staff report.

The following people spoke regarding this request: John Mosbacher, Steven Johnson, Stacy Alway, Howard Bredeson, Linda Johnson, David Cervantes, Mike Kobus, John Conca, and Jennifer Eyrisch.

Commissioner Russell made a motion that was seconded by Commissioner Frenn as follows:

- 1. Adopt the Staff Report as part of the public record.
- 2. Find that this request is categorically exempt from environmental review pursuant to Section 15303(c), New Construction, Small Structures, of the California Environmental Quality Act Guidelines.

MINUTES

REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 17, 2012, 7:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

1. **CALL TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Frenn. The Pledge of Allegiance was recited.

2. **ROLL CALL:**

Members Present: Chair Frenn, Vice-Chair Briggs, Russell, Thomas, Wager.

Members Absent: None.

Staff Present: Webb, Painter, Inderlied.

3. **CONSENT CALENDAR:**

A. **Agenda for the July 17, 2012 Planning Commission meeting.**

B. **Minutes of the June 5, 2012 Regular Planning Commission meeting.**

C. **Marshall Medical Center South Wing – Site Plan Review (SPR) 2008-04, 2012 Landscaping Review:** Project applicant requests Planning Commission approval of the landscaping, irrigation, site amenities and design features for Marshall Hospital's new South Wing entry.

Item 3B pulled for discussion by Wager, to be heard as Item 4A.

Item 3C pulled for discussion by Frenn, to be heard as Item 4B.

Motion by Briggs and seconded by Wager to approve the remaining items of the consent calendar.

Motion carried viva voce.

4. **ITEMS PULLED FROM THE CONSENT CALENDAR:**

A. **Minutes of the June 5, 2012 Regular Planning Commission meeting. Formerly Item 3B.**

Motion by Wager and seconded by Briggs to approve.

Motion carried viva voce.

B. **Marshall Medical Center South Wing – Site Plan Review (SPR) 2008-04, 2012 Landscaping Review:** Project applicant requests Planning Commission approval of the landscaping, irrigation, site amenities and design features for Marshall Hospital's new South Wing entry. Formerly Item 3C.

Wager announced her recusal due to proximity to the project site, and left the dais and chambers.

Painter presented Staff's Report.

Bruce Oveson spoke regarding this item during the public hearing.

Motion by Frenn, and seconded by Briggs, that:

- I. Found that the request is consistent with the §10-4-9 of the Zoning Ordinance, as analyzed in Staff's report;
- II. Approved the landscape, irrigation and site amenity plans for the Marshall Hospital new wing, a conditioned component of SPR 2008-04, with the following Condition of Approval:
 1. Applicant shall install approximately one dozen small placards identifying some of the plant species included in the new landscaping.

A poll vote was taken which stood as follows:

AYES: Briggs, Frenn, Russell, Thomas.
NAYS: None.
ABSENT: None.
ABSTAIN: None.
RECUSED: Wager.

Motion carried, 4–0.

Wager returned to the chambers and resumed her seat on the dais.

5. ITEMS OF INTEREST TO THE PUBLIC: None.

6. COMMUNICATIONS:

Painter and Webb addressed the Commission regarding public comment regarding Item 8C, which had been received the day of and distributed at the beginning of the meeting.

7. CEREMONIAL MATTERS: None.

8. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

- A. 487 Main Street—Confidence Hall Fire Building Project—Site Plan Review (SPR) 2012-03: Request for Site Plan Review by Michael Murray for the exterior alteration to a two-storied commercial building located approximately 100 feet west of the intersection of Main Street and Bedford Avenue, Placerville. The structure is listed on the Federal Register of Historic Places and the City's Historic Resource Inventory. Location: 487 Main Street. APN 001-212-08. Note: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15331 (Historical Resources rehabilitation consistent with the Secretary of Interior Standards for Rehabilitation) and 15301 (Minor alteration to existing facilities).

Painter addressed the Commission regarding Staff's and the project Applicant's desire to continue the item to the Commission's August 21, 2012 meeting.

Motion by Briggs, and seconded by Russell, that continued the item to the Planning Commission's Regular Meeting of August 21, 2012.

Motion carried viva voce.

- B. Gold Country Inn—1332 Broadway—Site Plan Review (SPR) 1986-15, 2012 Master Sign Package: Request for the construction of a new ground sign with a readerboard component, and modifications to an existing pole sign, at the Gold Country Inn hotel site; if approved, this request would potentially allow the hotel to have more sign structures and design deviations than provided for by the City Sign Ordinance's general

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, NOVEMBER 5, 2013, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG:

The meeting was called to order at 6:00 p.m. by Chair Briggs who led the reciting of the Pledge of Allegiance.

2. ROLL CALL:

Members Present: Briggs, Drobesch, Frenn,
Members Absent: Lowry, Russell
Staff Present: City Planner & Executive Secretary Painter;
Development Services Director Rivas

3. CONSENT CALENDAR:

- 3.1. Adoption of Agenda.**
3.2. Adoption of Minutes: Regular Meeting - October 15, 2013.

Motion by Member Frenn, seconded by Chair Briggs, to table Item 3.2 to the November 19, 2013 Regular Meeting and adopt Item 3.1. Motion was adopted by general consent.

4. ITEMS REMOVED FROM CONSENT CALENDAR (If Applicable).

5. ITEMS OF INTEREST TO THE PUBLIC: None.

6. COMMUNICATIONS:

Chapters I, II and III of the City of Placerville Development Guide:

Distribution of draft Staff updates to Chapters I, II and III of the Development Guide. Commission workshop to discuss updates will occur on November 19, 2013 during the Commission's Regular Meeting.

Chair Briggs announced that the Planning Commission received the communication by staff. He further announced that the Commission will discuss the communication at its November 19, 2013 Regular Meeting.

7. PUBLIC HEARING:

1095 Marshall Way - Site Plan Review 2008-04 - Major Change:

Amendment would install new carport structures with integrated solar panels attached, placed on the existing parking lot located adjacent to and immediately north of the Marshall Medical Center building at 1095 Marshall Way. This change would modify Site Plan Review 2008-04. **Applicant:** Hunter Energy Solutions, Inc. **Property Owners:** Marshall Medical Center. **Assessor's Parcel No.:** 001-201-09. **Zoning:** CBD, Central Business District. **Environmental Review:** Categorically exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15311 (Accessory Structures) and 15303(e) (New Construction or Conversion of Small Structures) **Assigned Staff:** Andrew Painter, City Planner.

City Planner Painter presented Staff's report. Steve Hunter and Brad Ferrell, representing Hunter Energy Solutions, Inc. and Marshall Medical Center, spoke regarding the request. Dana Rice, representing Marshall Medical Center, also spoke.

It was moved by Member Drobesch, seconded by Member Briggs to make the findings of fact and conditionally approve the Major Change application to Site Plan Review 2008-04 as follows:

I. Findings:

A. CEQA Findings

The proposed project is exempt from environmental review pursuant to Sections 15311 (Accessory Structures) and 15303(e) (New Construction or Conversion of Small Structures) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15311 exempts the additions of accessory structures to existing institutional facilities. Section 15303 exempts the construction of small structures, including accessory structures, such as a garages, carports, patios, and swimming pools. The project consists of the construction of carports, affixed with solar panels, within an existing parking lot to serve the existing Marshall Medical Center. As a result, the project is exempt from CEQA.

B. Other Findings

- B.1 The project's installation and use of solar panels by Marshall Medical Center promotes energy conservation and is therefore consistent with Goal F and Policy 2 of Goal F of the Natural, Cultural and Scenic Resources Element of the General Plan.
- B.2 The request is consistent with all policies of the Placerville Airport Land Use Compatibility Plan and the AO, Airport Overlay Zone, including airspace protection policies, in that the request is conditioned to ensure that glare created by the surface and angle of the solar panels will not present aircraft operator vision hazards to aircraft in flight.
- B.3 Project design characteristics of contemporary modern architecture and modern solar panel modules as conditioned, are complimentary to the contemporary modern architecture of the existing Marshall Medical Center campus buildings and site improvements. Therefore the project is consistent with the development criteria set forth in Section 10-4-9(G): Site Plan Review of the Zoning Ordinance.

II. Conditions of Approval

1. All Conditions of Approval approved by the Planning Commission on November 18, 2008 for SPR 2008-04 shall remain in effect and shall be included by reference with the Major Change approval.
2. Major Change approval shall apply only to the 1095 Marshall Way site, shall be binding on the owner and all successors in interest in the event the project site is sold to another party. It may not be transferred to another parcel.
3. Major Change approval shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless a building permit has been obtained for the work authorized by the Commission prior to the date of expiration.
4. 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.
5. Carport support columns and framework shall be painted and maintained to match an earth tone exterior color used on the 1095 Marshall Way building.
6. A parcel map consistent with TPM 2008-07, that would consolidate the Medical Center parcels including the four parcels containing this Major Change, must be recorded prior to the issuance of a building permit for the carport structures.

7. Pursuant to Placerville ALUCP Policy 4.4.3. Other Flight Hazards: Land uses that may cause visual, electronic, or wildlife hazards, particularly bird strike hazards, to aircraft in flight or taking off or landing at the airport shall be allowed within the airport influence area only if the uses are consistent with FAA rules and regulations. (a) Specific characteristics to be avoided include: (1) Sources of glare such as from mirrored or other highly reflective buildings or building features.

Therefore, the applicant shall provide assurances that the glare created by the surface and angle of the solar panel will not present aircraft operator vision hazards. These conditions apply to the initial installation as well as maintenance and/or replacement of the proposed solar panels. The glare and/or reflectivity specifications of the solar panel shall be provided by the applicant to the City of Placerville prior to approval of a building permit. These specifications must show the glare or reflectivity caused by the solar panels meets standards set by the FAA and does not impede air travel related to the Placerville Airport.

8. Applicant shall submit three copies of construction drawings, engineering, etcetera to the Building Division and copies as required by the El Dorado County Fire Protection District for review and a construction permit.
9. Any trees removed to facilitate the solar carports shall be replanted at a one-to-one ratio to those removed; planted anywhere on the Marshall Medical Center campus at the applicant's choice, subject to approval by staff.

The motion carried by the following vote:

Ayes: Drobesh, Frenn, Briggs
Noes: None

8. **NEW BUSINESS:** None.

9. **MATTERS FROM COMMISSIONERS AND STAFF.**

City Planner Painter announced to Members and public of a request for zoning interpretation to be considered at the November 19, 2013 Commission meeting.

Director Rivas updated the Members and public of upcoming Council agenda items on November 12, 2013 and November 26, 2013.

Member Drobesh addressed the Commission and staff regarding signs at 263 Main Street – SPR 2013-03.

Member Frenn requested staff to return to the Commission on November 19, 2013, to discuss, in conjunction with the Development Guide update, City regulations relative to the demolition of structures within Placerville.

10. **ADJOURNMENT:**

Chair Briggs adjourned the meeting at 6:40 p.m. to the November 19, 2013, Regular Meeting of the Planning Commission.


Andrew Painter, Executive Secretary
Placerville Planning Commission

**REGULAR MEETING MINUTES
PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 21, 2020, 6:00 P.M.
VIA TELECONFERENCE (Virtual Meeting)**

CALL TO ORDER

Chair Kiehne called the Regular Meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Kiehne led the audience in the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: *Chair Kiehne, Vice Chair List, Frenn, Lepper, Raines*
Members Absent: *None*
Staff Present: *Director Rivas, City Planner Painter*

CONSENT CALENDAR:

1. **Consideration to Approve Agenda**
2. **Consideration to Approve Regular Meeting Minutes – March 17, 2020**

***Action:** Motion made by Frenn, seconded by Vice Chair List to approve the Consent Calendar. Motion approved unanimously on a voice vote.*

ITEMS OF INTEREST TO THE PUBLIC

None received.

PUBLIC HEARING

3. **1100 Marshall Way - Site Plan Review (SPR) 08-04-R2 - Marshall Medical Center, APN 004-350-001:** a request for a Major Change to SPR 08-04 for the construction of an Outdoor Dining / Garden Area for Medical Center employees, patients and visitors.

City Planner Painter presented staff's report. Applicant Dana Rice and Applicant Representative Michael Ryan addressed the Commission. No public comment was received.

***Action:** Motion made by Frenn, seconded by List 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 of staff's report dated July 21, 2020, subject to the Conditions of Approval provided as follows:*
 - 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:*

Staff Report 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.

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 Staff Report 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.*

Motion approved on the following roll call vote:

Ayes: Chair Kiehne, Vice Chair List, Frenn, Lepper, Raines

Noes: None

NEW BUSINESS:

Election of Officers for 2020 (Chair and Vice-Chair)

Motion by Frenn, seconded by Raines, nominating Member List to serve as Chair and Member Lepper to serve as Vice-Chair. Terms are retroactive from March 1, 2020 to February 28, 2021.

Nomination motion approved on the following roll call vote:

Ayes: Chair Kiehne, Vice Chair List, Frenn, Lepper, Raines

Noes: None

MATTERS FROM COMMISSIONERS AND STAFF:

City Planner Painter announced that the August 4, 2020 Regular Meeting is cancelled due to lack of agenda items.

Member Frenn requested and Director Rivas provided an update of recent application processes allowing temporary uses by eating establishments for outside dining/seating during the Covid-19 state of emergency of City rights-of-way and private parking lots. Public comment was received from a caller who did not self-identify.

Member Raines provided information as to her upcoming meeting availability.

ADJOURNMENT:

Chair Kiehne announced adjournment at 6:50 P.M.



Andrew Painter, Executive Secretary
Placerville Planning Commission