



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

## DEVELOPMENT SERVICES DEPARTMENT

### MEMORANDUM

September 15, 2021

To: Planning Commission Meeting Date: September 21, 2021

From: Andrew Painter, City Planner

Subject: 150 Placerville Drive – SPR90-11-R2 – Kwik Serv: Planning Commission discussion and potential amendment to the 1990 approved landscape plan under SPR90-11 for the existing Kwik Serv branded gas station and convenience market.  
Applicant: Namath Kandahari, Kwik Serv and Elements Petroleum, Inc.  
APN 325-120-054

On December 1, 2020, the Planning Commission considered then conditionally approved SPR90-11-R2, a Major Change to the approved signage, building and canopy color scheme changes (re-image) of the existing gas station and market located at 150 Placerville Drive to a Kwik Serv branded business. Condition 7 required the applicant to prepare a landscape plan for the site, prepared by a licensed landscape professional, to be brought back to the Planning Commission for review and approval no later than sixty days from the Planning Commission SPR90-11-R2 approval. Condition No. 8 requires the property owner to record a Landscaping Maintenance Agreement no later than ten (10) days following approval by the Planning Commission. Minute excerpts of the December 1, 2020 Planning Commission meeting for SPR90-11-R2 is provided as Attachment 3.

On February 16, 2021, the Planning Commission considered the landscape plan for the Kwik Serv branded station, and then continued the request for no greater than 60 days from February 16, 2021. Neither the applicant, Namath Kandahari of Elements Petroleum and Kwik Serv, nor anyone representing Kwik Serv was present at the hearing. The Commission encouraged the applicant to review the recorded meeting hearing of the discussion of the landscape plan, and required the applicant to return to the Commission with a clean landscape plan for the site, with alternatives to the trees suggested in your application, and notes with regards to the maintenance of the landscaping. Minute excerpts of the February 16, 2021 Planning Commission meeting for SPR90-11-R2 is provided as Attachment 3.

At the June 15, 2021 public hearing of CUP90-13-R, the Commission continued a request by the applicant 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. The Commission's action included reference to the condition of SPR90-11-R2 approval that required submittal by the applicant of a landscape plan for review and approval.

Staff met with the applicant on August 16, 2021 receiving full-sized copies of the City-approved 1990-91 landscape plan for SPR 90-11 for distribution to the Commission for discussion purposes. See Attachment 1 of this Memo. Staff received a commitment by the applicant to attend the Planning Commission's September 21, 2021 regular meeting.

The applicant proposes to implement the City approved landscape plan from 1990 by planting, and in some instances replanting, plant species at the size and quantities listed on the Plant Legend, and at the locations shown on the plan. This includes the replanting of the sod/lawn where indicated on the landscape plan, and replacing the existing street trees along Placerville Drive and Armory Drive that had been aggressively trimmed.

#### Attachments

1. [City-approved 1990-91 landscape plan for SPR 90-11](#)
2. [February 16, 2021 SPR90-11-R2 staff memo](#)
3. [December 1, 2020 and February 16, 2021 Planning Commission Minute excerpts for SPR90-11-R2](#)