

Item 10.3

“Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission **STAFF REPORT**

APPLICATION NO.:	Site Plan Review 21-04
DATE:	April 5, 2022
REQUEST:	Site Plan Review for exterior modifications to an existing two-story 45 room motel (“Gold Country Inn”) and landscaping plan.
STAFF:	Pierre Rivas, Development Services Director
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APPLICANT/OWNER:	GSONS Hospitality 1332 Broadway, LLC
REPRESENTATIVE:	Josh Divelbiss, DVB architecture
LOCATION:	1332 Broadway, south side of Broadway approx. 550 feet east of Blairs Lane (Attachment 1). APNs: 004-131-044 and 004-131-042
GENERAL PLAN:	Highway Commercial
ZONING:	Highway Commercial – Airport Overlay (HWC - AO)
PARCEL AREA:	1.20 acres (combined parcel acreage)
CURRENT USE:	Existing two-story 45 room motel
SURROUNDING USES:	North – Highway Commercial (Retail-Broadway Plaza); West – Highway Commercial (Retail-Shoestring, Chucks Wellness Center); South – Highway Commercial (Caltrans Placerville Maintenance Station); East – Highway Commercial (Retail-Tractor Supply Co.)
REQUIRED SETBACKS:	None
RECOMMENDATION:	Approve Site Plan Review 21-04 for the revised site plan, elevations, and landscaping plan for the existing motel (“Gold Country Inn”) comprising two separate structures; and adopt findings and conditions of approval.

BACKGROUND

The original 12 unit motel was moved from 1244 Broadway to the current location at 1332 Broadway, known as the Broadway Motel, being approved by the Planning Commission on May 4, 1982 (Site Plan Review 82-10).

On May 15, 1984, the Planning Commission approved (Site Plan Review 84-05) construction and expansion of the hotel adding 15 units within a separate two story structure located on the east adjoining parcel (1340 Broadway, APN 004-131-042).

On February 19, 1985, the Commission approved (Site Plan Review 85-02) an 8 unit addition to the motel (1340 Broadway) and landscaping plan.

On September 16, 1986, the Planning Commission approved (Site Plan Review 86-15) for the demolition of 12 (original) motel units and construction of 20 motel units (1332 Broadway).

On September 18, 2012, the Commission approved a Master Sign Plan amendment (amendment to Site Plan Review 86-15).

Since 2012, the motel has to fallen into disrepair. The property had gone into foreclosure and was acquired by the current owner who endeavors to restore the hotel with major interior remodeling and exterior elevation, site plan modifications, and new landscaping. GSONS Broadway LLC submitted the subject site plan review application on June 17, 2021 (Attachment 2). Staff has reviewed earlier versions of the application submittals providing direction providing for a complete application. A complete set of plans including site plans, elevations, exterior lighting, and landscaping were received February 8, 2022.

The existing motel elevations and aerial photographs are shown on Sheet A8.

DESCRIPTION OF SITE AND REQUEST

The 1.20 acre site is completely developed hotel comprising two separate two story motel buildings, parking areas, and landscaping on two parcels. Hangtown Creek runs along the south end of the property located between the motel site and the Caltrans Maintenance Facility.

This request involves the following architectural components (submitted plans):

- Site Plan:
 - Site Plan (Sheet A1) – project information, trash enclosure detail, site modifications, fencing
 - Ground Floor Plan (Sheet A2) – fencing locations, covered patio detail
 - Second Floor Plan (Sheet A3) – window replacements
- Exterior Building Elevations:
 - South elevations – Buildings 1 & 2, fence elevation (Sheet A4)
 - Building 1 – east and west elevations (Sheet A5)
 - Building 2 – west and east elevations (Sheet A6)
- Materials Board – color palette and materials schedule (Sheet A7)
 - Corrugated galvanized metal siding-light grey
 - fiber cement paneling
 - use of two field paint colors: Ironclad and Vessel
 - use of two accent paint colors: Black Magic and Smoky Blue
- Exterior Light Fixtures:
 - wall mounted “RLM Angle Reflector” lights (cut sheet)
 - wall Sconce WDGE2 LED wall mounted luminaire (cut sheet)
 - wall Sconce WDGE2 LED wall mounted luminaire (cut sheet)
 - Area Luminaire RSX LED light detail (pole mount detail shown on Sheet E100)
 - Photometric site analysis (Sheet E101)
- Trash Enclosure detail (Sheet A2)
- Landscape Plan:
 - Preliminary Landscape Plan (Sheet L0)
 - Irrigation Plan (Sheet L1)
 - Planting Plan (Sheet L2)
 - Landscape Details (Sheet L3)

BUILDING AND SITE DESIGN

Building Elevations

The exterior design of the proposed motel may be described as a “mountain modern” style of architecture. In contrast to the existing motel elevations, the proposed building elevations incorporate new design components of corrugated metal and horizontal

vintage wood (redwood) fiber cement siding, use of earth tone colors that enhance local design compatibility elements and which compliments the overall building mass. Existing vertical wood siding is to be repainted. Building elements include the use of metal guardrails, and building façade variations of materials and orientation add interest.

Added features include a shaded patio area in the rear of the motel facility (Sheet A1-site plan & A2-ground floor plan) and a propane fire pit next to the front entrance (facing Broadway) to the motel lobby (Sheets A1-site plan & A2-ground floor plan), horizontal redwood fencing (Sheets A1, A2, & A4), and new metal railing throughout.

Parking

No changes are proposed to existing parking. A condition of approval shall require that the pavement condition index (PCI) be maintained at 65 or better.

A total of 48 standard parking stalls are provided for 45 guest rooms which meet the City's parking requirements.

Signage

Signage for the hotel has not yet been developed and submitted and will be brought back to the Planning Commission for review at a later date.

Exterior Lighting

A full exterior lighting plan was submitted. An exterior lighting plan generally consists of four types of exterior lighting that include; wall mounted angle (goose neck style) fixtures, two types of wall mounted scone luminaries; and pole mount standards. The specifications of each fixture are provided (Attachment 4). Staff has reviewed the exterior parking lot lighting photometric analysis and concludes that the proposed exterior lighting complies with the prescriptive criteria set forth in code in terms of complying with meeting light trespass at property lines, meeting minimum lighting levels for walkways and parking area, and pole light height standards. Luminaire locations are shown on the site plan and building elevations.

Landscaping

A Preliminary Landscaping Plan (Sheets L0 and L2) accompanies the application. Staff has reviewed the plan and concludes that the plan substantially conforms to the City's landscape criteria in terms of the plant palette and tree selection. More specifically staff finds that: the street tree variety and spacing appears to be met; the type of and spacing of parking lot trees is substantially met given that the site is developed and the landscape plan is meant to renovate and enhance the existing landscaping that has

deteriorated due to lack of maintenance. All new shrubs and groundcovers will be drought tolerant.

The irrigation plan (Sheets L1 and L3) will be required to meet the City's Water Efficient Landscape Regulations (City Code Title 10, Chapter 6); and comply with mulch use requirements of Code Section 7-1B-11 Model Water Efficient Landscaping Ordinance Requirements (MWELO).

Trash Enclosure

The proposed trash enclosure shall be subject to review by the City's waste hauler, El Dorado Disposal, and shall be required to meet the requirements of City Code Title 7, Chapter 1A and Chapter 1B if required.

AGENCY COMMENTS RECEIVED

Comments were received from the following public agency and are attached.

1. PG&E, dated March 23, 2022: The comments appeared to respond to a new construction project as opposed to improvement to an existing motel site. A condition will be added to provide for consideration of PG&E access requirements to pipeline maintenance if applicable and consideration of overhead electric transmission lines if applicable.

PUBLIC COMMENTS RECEIVED

No public comments were received.

ENVIRONMENTAL DOCUMENT

This project is categorically exempt from environmental review per Sections 15301 "Existing Facilities" Subsection (a) specifically exempting interior and exterior alterations, and 15304 "Minor Alterations to Land" Subsection (b) specifically exempting new gardening or landscaping pursuant to the California Environmental Quality Act (CEQA) Guidelines.

CONCLUSION AND RECOMMENDATION

This site has been a motel site almost forty years and is in much need of a major upgrade. The proposed building elevation enhancements and landscaping improvements together with incorporating the proposed architectural elements

promote a mountain modern theme is compatible with the foothill area upon which it is to be located and does not conflict with any surrounding land uses or architecture styles. Further, this request improves landscaping and overall appearance of the facility. Lastly, staff believes that, when completed, this project will have a significant positive impact, better catering to tourist needs and providing long-term economic health of the community.

Staff recommends that the Planning Commission take the following actions:

- I. Adopt the staff report as part of the public record.
- II. Find that this project is categorically exempt from environmental review per Sections 15301 “Existing Facilities” Subsection (a) specifically exempting interior and exterior alterations, and 15304 “Minor Alterations to Land” Subsection (b) specifically exempting new gardening or landscaping pursuant to the California Environmental Quality Act (CEQA) Guidelines.
- III. Make the following General Plan consistency Findings:
 1. This request is consistent with the Highway Commercial General Plan Land Use Designation that is designed to provide for the highway-oriented uses such as fast-food restaurants, gas stations, hotels and other uses that are convenient for the traveling public, in that a hotel is a highway-oriented use that would cater to travelers along Highway 50.
 2. The project provides for the development of Highway Commercial facilities concentrated in well-defined and well-designated areas and the project differentiates highway and travel-oriented uses from those in the downtown business district and other commercial areas.
 3. This request is consistent with General Plan Land Use Element Goal C that states,
“To protect and provide for the expansion of Placerville’s commercial services sector to meet the needs of both Placerville area residents and visitors”; and,
Policy 9 that states,
“The City’s planning for commercial areas shall be guided by the following principals: a) Contribute to the City’s objective to become a balanced community; b) Have a positive economic impact on the community; c) Provide for adequate parking and vehicular access; and, d) Be designed and landscaped in a manner sensitive to Placerville’s character”, in that the project has been designed in a foothill theme, has adequate parking and

vehicle access, and will have a positive impact on the community through sales and transient occupancy taxes.

IV. Make the following findings for Site Plan Review 21-04:

1. The project design is consistent, as conditional, with the objectives and criteria set forth in the Site Plan Review Ordinance and supporting Development Guide in that the building design meets the intent of providing 'Foothill/Mountain' architectural features and is consistent with development features including landscaping and lighting.

V. Approve SPR 21-04 subject to the Conditions of Approval provided as follows:

1. This site plan review approval authorizes exterior modifications to the existing 45 room motel comprising two, two-story hotel buildings comprising 11,333 sq. ft. and 10,400 sq. ft. respectively. The exterior modifications shall be consistent with plan submittals dated February 7, 2022 including: Sheets A1, A2, A3, A4, A5, A6, A7, E100, and E101 (Attachment 3).

Exterior lighting shall comply with luminaire specifications sheets as described herein (Attachment 4) and comply with the photometric site analysis (Sheet E101) and pole light detail (Sheet E100).

2. The Trash Enclosure detail plan (Sheet A2) shall comply with AB 1383 requiring a dedicated food waste collection bin, if required. The proposed trash enclosures shall be subject to the review of El Dorado Disposal.
3. All exterior mechanical equipment, propane tank, etc., shall be screened subject to the approval by the Development Services, if applicable.
4. A final landscape plan substantially consistent with the approved Preliminary Landscape Plan (Sheet L0) dated November 19, 2021, Planting Plan (Sheet L2), and shall be submitted to Development Services for final approval.
5. A final Irrigation Plan (Sheet L1) and Landscape Details (Sheet L3) shall be submitted and certified by a licensed landscape architect to meet the City's Water Efficient Landscape Regulations (City Code Title 10, Chapter 6); and comply with mulch use requirements of Code Section 7-1B-11 Model Water Efficient Landscaping Ordinance Requirements (MWELO) if applicable.
6. A Landscape Maintenance Agreement between the property owner and the City is required by Code to be recorded against the property, prior to

issuance of a construction permit, to maintain landscaping in a healthy and weed-free condition in conformance with the approved Landscape Plan.

7. All asphalt concrete parking areas shall maintain a minimum PCI pavement condition index of 65 or above.
8. Complete and return to the Planning Commission a Master Sign Package prior to installation of any signage.
9. Submit three complete construction copies of the proposed building plans. The building should be designed to meet all the 2019 California Building, Plumbing, Mechanical, Fire Codes, and accessibility requirements.
10. Comply with PG&E's conditions of approval as stated in the attached letter dated March 23, 2022 (Attachment 5)

ATTACHMENTS:

Attachment 1: [Location Map](#)

Attachment 2: [Application](#)

Attachment 3: [Motel Plan Resubmittal dated 02-07-2022](#)

Attachment 4: [Exterior Luminaire Specification cut sheets \(four\)](#)

Attachment 5: [PG&E Comments, March 23, 2022](#)