



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

## Planning Commission Staff Report

**Meeting Date:** June 7, 2022

**Prepared By:** Kristen Hunter, Associate Planner

### ITEM 10.1: 1008 FOWLER WAY – SPR 82-18-R

#### PROJECT INFORMATION SUMMARY

**Request:** To consider a revision to Site Plan Review (SPR) 82-18 to change building exterior from horizontal wood lap siding and vertical T1-11 to stucco.

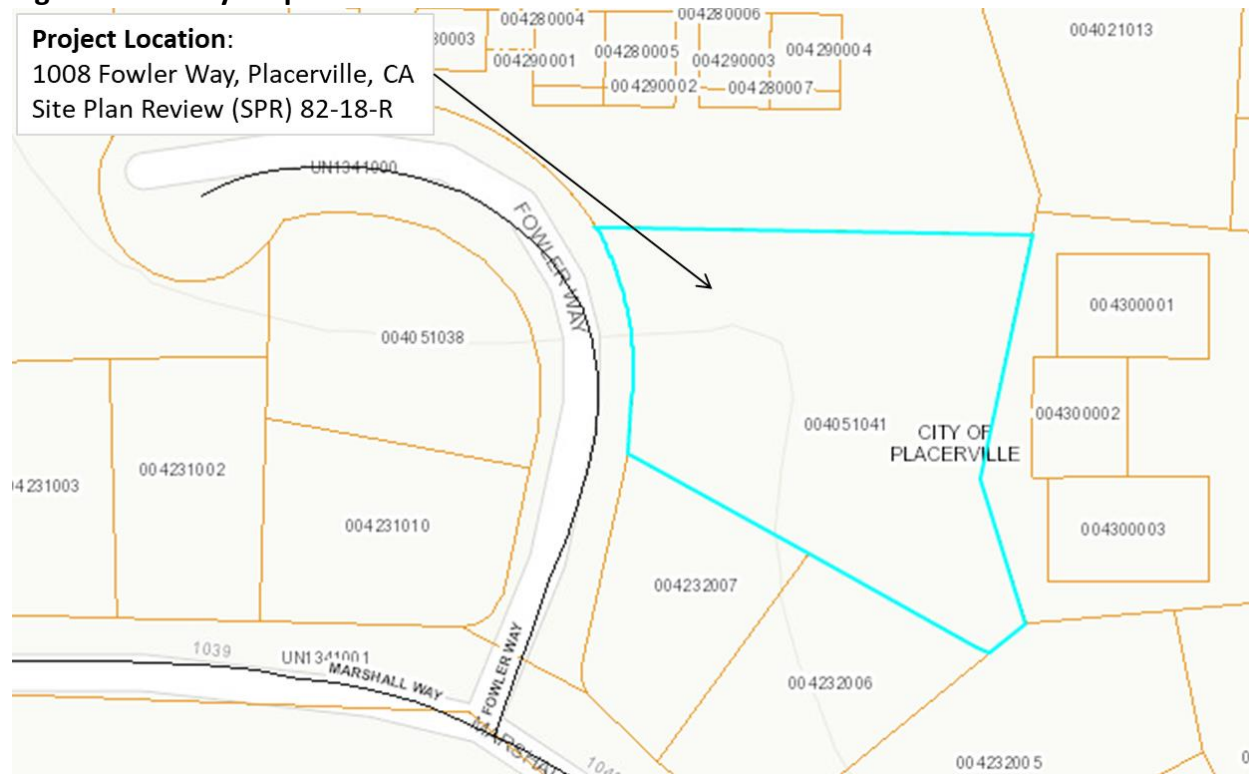
#### Summary Recommendation:

Find the project to be exempt from environmental review pursuant to Section 15301 – "Existing Facilities" of the CEQA Guidelines; and conditionally approve SPR82-18-R.

#### Project Site, Size, Location and Parcel Number:

<b>Property Owner:</b> David Olson	
<b>Address:</b> 1008 Fowler Way	
<b>APN:</b> 004-051-041	<b>Lot Area:</b> 0.49 acres (21,344 sf)
<b>General Plan:</b> BP, Business Professional	<b>Zoning:</b> BP, Business Professional
<b>Existing Use:</b> Dentist office(s)	
<b>Environmental Document:</b> Categorical Exemption (Cat Ex) pursuant to CEQA Guidelines §15301	

**Decision Making Authority:** Placerville Zoning Code (PZC) 10-4-9 et. Seq. (Site Plan Review)

**Figure 1. Vicinity Map****BACKGROUND**

In 1982, the City Planning Commission approved construction of a medical office on the 21,408 sf lot. Construction was completed in the fall of 1983 of a single story 4,872 sf L-shaped medical office, broken into 3 units (A, B, and C).

The parcel is closely bordered on all sides by medical and dental uses. To the north is Sierra Elementary School, to the south by Marshall Medical Center, and to the East and West by Single Family and Multi-Family residential uses. Directly adjacent to the front entrance of the building is a parking lot with a total of 26 stalls.

In 2021, the parcel was sold to the new owners and the building interior was remodeled to removal all interior non-structural partition walls in order to begin the process of creating two dental offices inside the existing building for the new parcel owners. This process resulted in merging of Suite B and C, leading to the building currently being comprised of only Suite A and Suite B. As of 2022, Olson Construction began a complete build-out of a dental office including upgrades to existing handicap parking, path of travel to the front door, and fully accessible restrooms.

## PROJECT ANALYSIS

### Project Details:

Attachment A contains the project application, project narrative, and site plans for the site. This SRP 82-18-R is a request from the applicant to complete an exterior alteration of the existing building to replace the existing tan horizontal wood lap siding and red, vertical T1-11 (see Figure 2 below) to stucco.

**Figure 2. Current Exterior of Building at 1008 Fowler Way**



Adjacent to 1008 Fowler Way to the West, North, and East are four existing commercial buildings (identified in Attachment A as Buildings A, B, C, and D). These adjacent buildings sidings are all stucco (see Figure 3 below).



**Figure 3. Adjacent Buildings - Exterior Appearances**

A



B



C



D

The proposed change would modify the exterior to match adjacent buildings and result in a more professional and consistent appearance. In addition, stucco is a lower maintenance building exterior with an increased fire resistance.

The proposed colors for stucco are provided below in Figure 4. As proposed, the change would follow a scheme similar to the existing color scheme with the lighter color 'Quake' identified for the current location of the upper wood lap siding and the darker colored 'Sandstone' identified for the current location of vertical T1-11.

**Figure 4. Proposed Stucco Colors for Building Exterior**



**Applicable General Plan and Development Guide Goals and Policies:**

Section VII. Community Design, Goal I: To promote architectural quality throughout Placerville.

Policy 3 of Goal I: *The City shall encourage the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.*

Chapter IV. Architectural Design Guidelines: 4c Materials and Finishes and 6a Paint Policy.

*4a. Acceptable materials and finishes are dictated by each individual project based on history, surroundings, and whether the building is new or existing. Use materials that are suited to the area and reflect the quality of Placerville's historic buildings, such as indigenous rock, cobble, brick, appropriately finished exterior plaster, or high quality woods.*

*6a. Painting materials, finishes, and textures should be in keeping with the period and style of the existing, adjacent, or contextual historic construction.*

**STAFF ANALYSIS:**

**Consistency Analysis:** In reviewing the application and site conditions, staff finds the site suitable and adequate for the proposed exterior alteration and is in harmony with the General Plan's Community Design goals and policies. Furthermore, the request is consistent with the City of Placerville's Development Guide, in that the new exterior of the building will be visually compatible with surrounding buildings. Further, the proposed building color is compatible with the exteriors of adjacent buildings.

**Environmental Analysis:** This project qualifies as a Class 1 categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Structures). CEQA Guidelines Section 15301 applies to projects that involve, but are not limited to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structure (either private or public) resulting in negligible no change in the former use. The project would update the exterior of the facility to stucco to match neighboring structures and would not result in change of use.

**DEPARTMENT COMMENT(S):****Planning Division:**

1. Staff have reviewed Conditions of Approval for SPR 82-18 and require verification that item A, "Sign and record an agreement with adjacent property owner(s) on the south for grading and maintenance of retaining walls on both properties," has been completed.

2. Staff recommends applicant provides landscaping maintenance agreement pursuant to Placerville Zoning Code §10-4-9, 3, (n): *A landscaping maintenance agreement between the applicant and the City shall be required to ensure the ongoing maintenance of landscaping.*

**PUBLIC COMMENT(S):** Notice of Public Hearing for this project was published in accordance with legal requirements and mailed to the owners of record of properties within the project site vicinity, and those who have requested to be notified of public hearings. Notice was also posted on the City's website and in the window at Town Hall. No comments have been received as of the deadline of June 2, 2022, to be included in the Agenda Packet.

### **CONCLUSION AND RECOMMENDATION:**

**Conclusion:** The request would alter the exterior of the building from wood lap siding and T1-11 to stucco. Request components are consistent with established City regulations, standards and guidelines. Staff supports the request and recommends its approval.

**Recommendation:** Staff recommends the Commission take the following action:

- I. Adopt the Staff Report as part of the Public Record.
- II. Make the following findings of fact in support of SPR 82-18-R request:
  1. The request is exempt from the California Environmental Quality Act (CEQA) per CEQA guideline 15301, which exempts projects involving, but not limited to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structure (either private or public) resulting in negligible or no change in the former use.
  2. The request is consistent and in harmony with the General Plan, in that it will encourage the restoration and reuse of an older structure.
  3. The request would further Goal I Policy 3 of the Community Design Element through the use of materials that are suited to the area and are consistent with surrounding buildings.
- III. Approve SPR 82-18-R located at 1008 Fowler Way, APN 004-051-041, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval. Conditions of Approval from SPR 82-18 are included below, with the addition of Condition E.
  - A. Sign and record an agreement with adjacent property owner(s) on the south for grading and maintenance of retaining walls on both properties.

- B. Submit detail of any additional signs for Planning Commission approval.
- C. Submit proposed retaining wall materials for staff approval.
- D. Extend the walkway to Fowler Way.
- E. Project owner or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a Certificate of Occupancy for the site in accordance with City Code Section 10-4-9 (Site Plan Review).

**Attachments**

- A. Applicant Submittal Package



**ATTACHMENT A**

**APPLICANT SUBMITTAL PACKAGE  
1008 Fowler Way – SRP 82-18-R**



**Construction, Inc.**

2387 W. Sarget Rd.

Lodi, CA 95242

[www.olsonconstructioninc.com](http://www.olsonconstructioninc.com)

(209)366-2486

Fax: (209)366-2487

04/19/2022

To City of Placerville Planning Department,

My name is David Olson, Olson Construction, Inc.. We are a General Contractor and we specialize in Design/Build medical and dental offices. I have been contracted to build two dental offices inside an existing building at 1008 Fowler Way in Placerville for Dr. Madeline Majer and Dr. Siri Ziese, who recently purchased the building.

The building currently has horizontal wood lap siding on the upper portion of the building and vertical T-111 siding on the lower section. (See pictures provided). The building was built in the 80's and the upper portion has seen its' better days. We quickly noticed that all of the surrounding buildings were stucco rather than wood. (See pictures provided) Besides looking more professional, the three reasons we think stucco would be better are 1) Stucco lasts longer, 2) It matches the surrounding buildings, 3) It is not as flammable as wood and my clients are inclined to think fire insurance might become an issue given the recent forest fires.

If this meets with your approval, we plan on obtaining the services of our structural engineer to provide drawings and engineering for your building department review.

Respectfully,

David Olson

Olson Construction, Inc.



**CITY OF PLACERVILLE  
PLANNING APPLICATION**

Date: 5/4/2022  
Zoning: BP GP:  
File No: SPR82-18-R  
Filing Fee (PZ) \$500.00  
Filing Fee (EN)  
Receipt No: 19688

**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:**

**CHANGE EXTERIOR HORIZONTAL WOOD LAPSIDING AND T111 TO STUCCO**

**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 David Olson/Contractor  
MAILING ADDRESS 2387 W. Sargent Rd.  
Lodi, CA 95242  
PHONE 209-992-2363 (cell)  
EMAIL dave@olsonconstructioninc.com

**APPLICANT'S REPRESENTATIVE (if different)**

NAME \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**PROPERTY OWNER(S)**

NAME Madaline Majer DDS/ Siri Ziese, DDS PHONE 916-508-2106/ 530-306-3454  
MAILING ADDRESS 9879 Oakplace East, Folsom, CA 95630/ 6400 Pleasant Valley Rd., El Dorado, CA 95623  
EMAIL ADDRESS madeline.majer@gmail.com/ siri@ziesefamilydentistry.com

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

NAME Pemberton Engineering PHONE 570-792-0511  
MAILING ADDRESS 312 Walnut Street Woodland, CA 95695  
EMAIL ADDRESS Mark Pemberton <markpemberton@sbcglobal.net>  
I have notified the mortgage holder, which is: \_\_\_\_\_

**DESCRIPTION OF PROPERTY (Attach legal deed description)**

STREET ADDRESS 1008 Fowler Way, Ste. A  
ASSESSOR'S PARCEL NO.(S) 004-051-041  
Above described property was acquired by owner on \_\_\_\_\_

Month Day Year

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



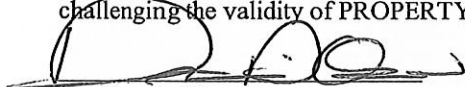
List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

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.

  
Applicant's Signature

DAVID OLSON  
Printed Name of Applicant(s)

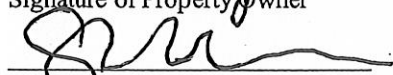
4/19/22  
Date

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.

  
Signature of Property Owner

M. Meyer  
Printed Name of Property Owner

4/18/22  
Date

  
Signature of Property Owner

Siri Ziese  
Printed Name of Property Owner

4/19/22  
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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# ACRYLIC STUCCO COLOR & TEXTURE COLLECTION



**AKROFLEX**  
ACRYLIC STUCCO FINISH



**OMEGA FLEX**  
ACRYLIC STUCCO FOR CEMENT SUBSTRATES



Photo courtesy of Shea Homes/Encanterra



PRIVATELY OWNED  
AMERICAN MADE

A FULL LINE OF PREMIUM PRODUCTS FOR YOUR WALL SYSTEM NEEDS  
[omega-products.com](http://omega-products.com)



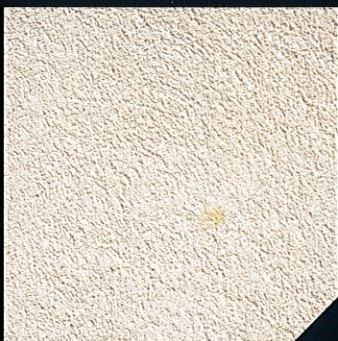
# OMEGA FLEX

ACRYLIC STUCCO  
FOR CEMENT SUBSTRATES



## OMEGAFLEX COARSE

OmegaFlex Coarse Finish utilizes approximately 1.5 mm quartz aggregates and can be troweled or floated to achieve a heavy sand finish.



## OMEGAFLEX MEDIUM

OmegaFlex Medium Finish utilizes approximately 0.8 mm quartz aggregates and can be troweled or floated to achieve a medium sand finish.



## OMEGAFLEX FINE

OmegaFlex Fine Finish utilizes approximately 0.3 mm quartz aggregates and can be troweled or floated to achieve an imperfect smooth type finish. Ideal for AkroTique.

# AKROFLEX

ACRYLIC STUCCO FINISH



## SEMI-SMOOTH

Semi-Smooth Finish utilizes approximately 0.3 mm quartz aggregates and can be troweled to achieve an imperfect smooth Mission-style or Old World appearance. Ideal for AkroTique.



## DELTA

Delta Finish utilizes approximately 1.5 mm quartz aggregates and can be floated to create a medium sand finish or troweled to achieve a lace texture.



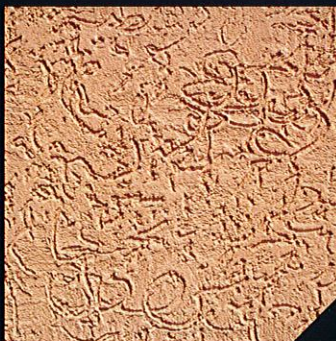
## PEBBLE BEACH

Pebble Beach Finish is part of the Desert Series Finishes and utilizes ~1.5 mm silica aggregates to produce a uniform medium sand finish. Requires Desert Series color bottle.



## SAHARA SAND

Sahara Sand Finish is part of the Desert Series Finishes. It is available in either standard (~1.0 mm) and fine (~0.8 mm) silica aggregates that produce a uniform medium to fine sand finish. Requires Desert Series color bottle.



## CIRCLETEX

CircleTex Finishes utilize quartz aggregates and can produce a true worm driven appearance. It is available in either a medium (~1.5 mm) or coarse (3 mm) aggregate finish. (CircleTex Coarse pictured)



## MALIBU

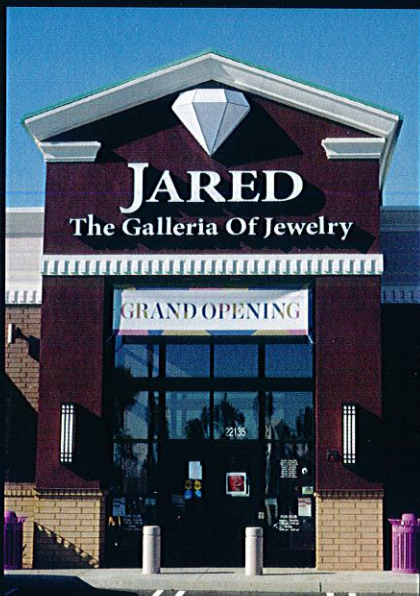
Malibu Finishes utilize quartz aggregates and can produce a true worm driven appearance. Malibu 12 (~1.5 mm): Coarse sand finish with a true worm driven appearance. Malibu 16 (~1.2 mm): Medium sand finish with a true worm driven appearance. Malibu 20 (~0.8 mm): Fine sand finish with a true worm driven appearance. Malibu Fine (~0.8 mm): Imperfect smooth type finish. (Malibu 16 pictured)

Additional OmegaFlex and AkroFlex finish options are available. Select finishes may not be obtainable in all areas.

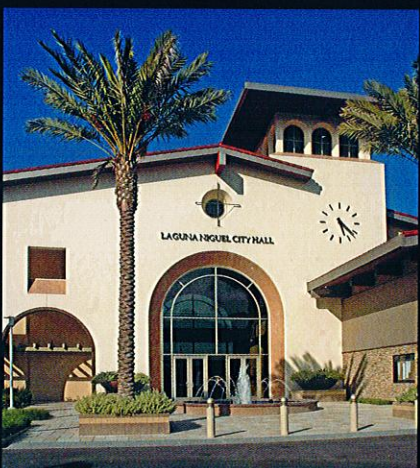




IVORY - 9240



CUSTOM COLOR MATCH



CHASTE WHITE - 9252

come in the following options:  
 slight worm driven appearance.  
 slight worm driven appearance.  
 selective quartz aggregate.  
 finish with irregularities.

le in some markets.



FEATHERLY 9201



VALENTINE 9210



SANDSTONE 9219



SNOW 9202



QUAKE 9211



ZODIAC 9220



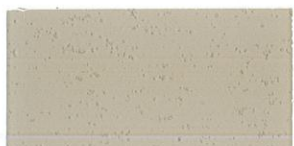
SAGEBRUSH 9203



RITZY 9212



SABLE 9221



YUCCA 9204



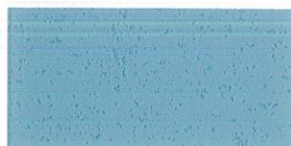
SEA BLUE 9213



OYSTER SHELL 9222



ICEBERG 9205



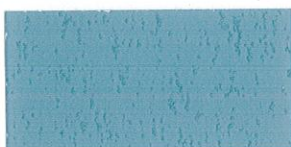
BLUEBELL 9214



RAINDANCE 9223



MOONSHINE 9206



POTTERY BLUE 9215



COLT GREY 9224



TEQUILA 9207



SHENANDOAH 9216



CHINCHILLA 9225



LILAC 9208



SALEM 9217



OLYMPUS WHITE 9226



MIRAGE 9209



SHADE TREE 9218



SHARK GREY 9227

**IMPORTANT NOTE:** The colors represented by these samples are approximate color only. Actual color may vary due to climatic conditions, job conditions, method of application, mixing techniques, and other factors that are beyond the control of Omega Products International. Final selection must be made from actual product applied under actual job conditions to ensure color accurately.





STONE AGE 9228



GREY NUANCE 9237



MILLENNIUM 9246



CHEESECAKE 9255



OUTLAW 9229



SHASTA 9238



COBBLESTONE PATH 9247



FROST 9256



HENNA SHADE 9230



CAPPUCCINO 9239



EMBASSY GREEN 9248



ADRENALINE 9257



BRONZED ORANGE 9231



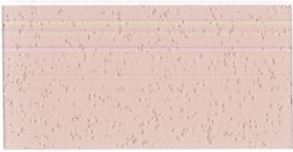
IVORY 9240



BRUSHED PEACH 9249



GRAVITY 9258



ENVY 9232



AUTUMN 9241



DOVER PLAINS 9250



PUEBLO 9259



QUARTZ 9233



TAN PLAN 9242



BAMBOO SCREEN 9251



ECSTASY 9260



MARDI GRAS 9234



SAGE 9243



CHASTE WHITE 9252



KHAKI 9261



MUDDY ROSE 9235



DEERSKIN 9244



WESTMINSTER GOLD 9253



ASH GREY 9262



CASABELLA 9236



CORONA 9245



ZINC 9254



THUMPER 9263

or will vary due to  
t are beyond the  
by the applicator

Additional textures and custom colors are available upon request. Additional fees may apply.  
All colors on this chart are created using standard base.

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1008 FOWLER WAY  
PLACERVILLE, CA 95667

# PROJECT DATA

OWNER: DR. MADELINE MAJER and DR. SIRI ZIESE  
PROJECT ADDRESS: 1008 FOWLER WAY, PLACERVILLE, CA 95667  
PROJECT DESCRIPTION: STUCCO FINISH TO REPLACE WOOD SIDING  
JURISDICTION: 5101 CENTER STREET, PLACERVILLE, CA 95667

SHEET INDEX: A-1- Site Plan & Vicinity Map  
A-2 Stucco Colors & Elevations  
GENERAL NOTES

OLSON Construction, Inc.  
Specializing in Medical/General Construction  
DAVE OLSON GENERAL CONTRACTOR  
2387 West Sycamore Road  
LOOY CA 95242  
PHONE: (209) 348-2448  
FAX: (209) 348-2447  
E-MAIL: DAVE@OLSONCONSTRUCTIONINC.COM  
WEB: WWW.OLSONCONSTRUCTIONINC.COM  
We are not responsible for any construction errors or omissions on drawings or specifications unless we are specifically notified in writing at the time of our contract.

## REVISIONS

## PROJECT DESCRIPTION

1008 Fowler Way  
Placerville, CA 95667

DATE	

## SHEET DESCRIPTION

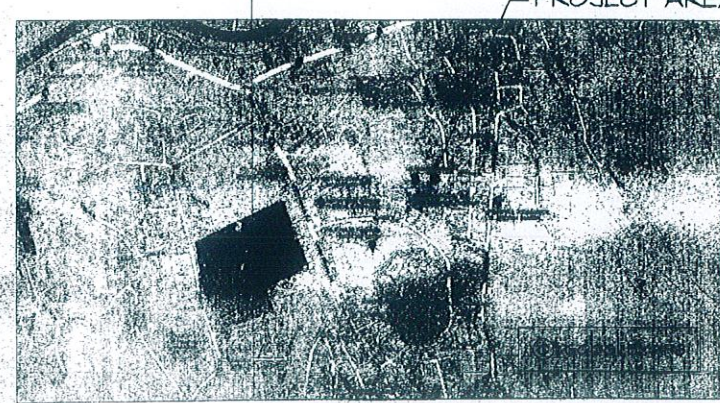
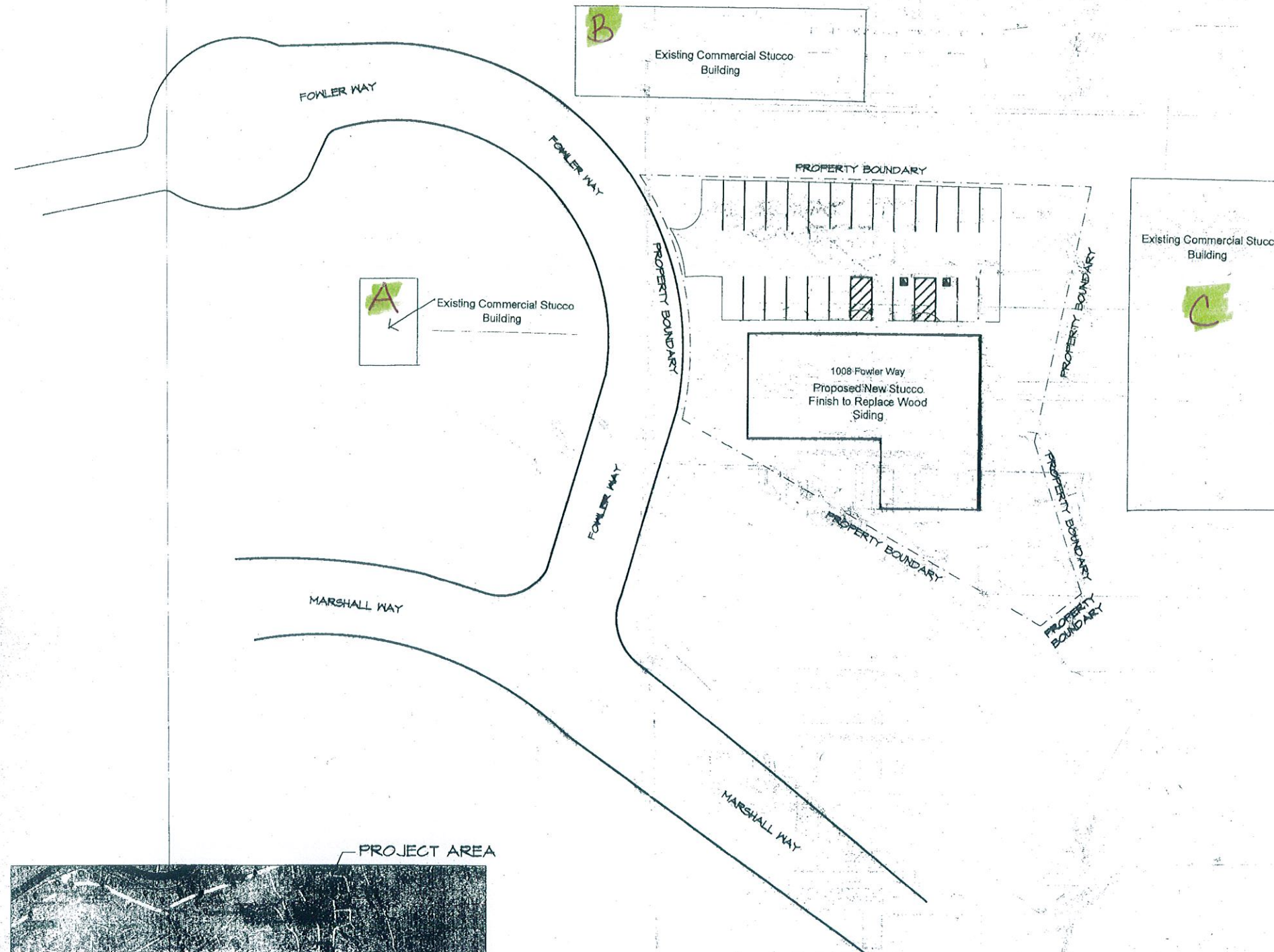
SITE PLAN &  
GENERAL NOTES

SCALE 1/4" = 1'-0"

DRAWN BY

SHEETS

A1.0





REVISIONS:

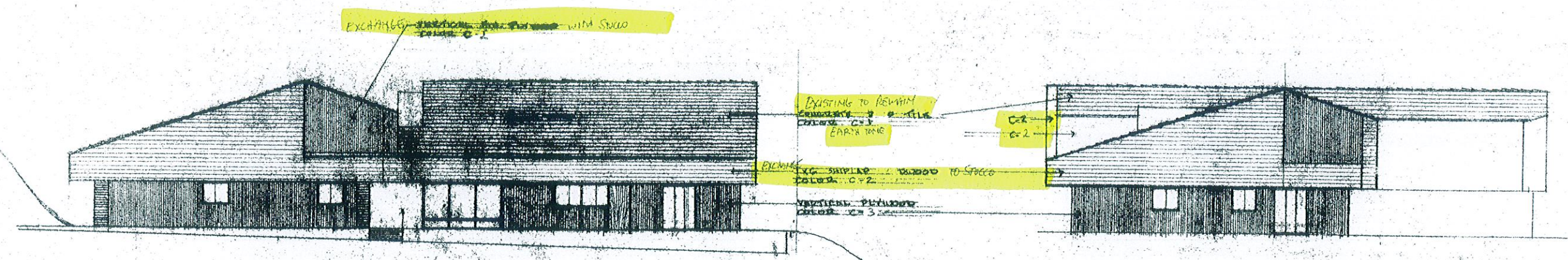
PROJECT DESCRIPTION:

1008 Fowler Way  
Placerville, CA 95667

DATE	

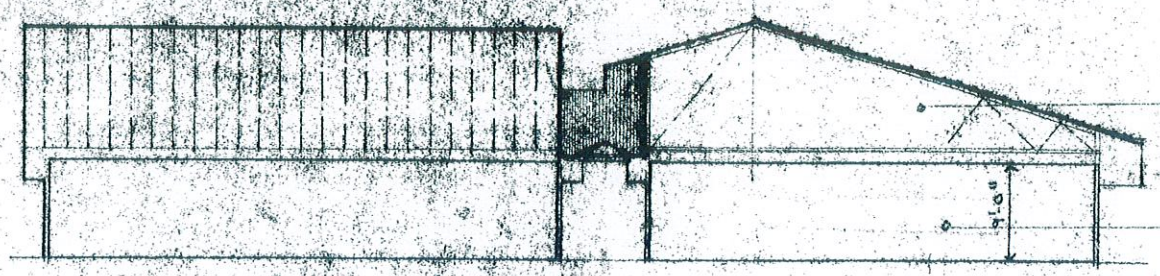
SHEET DESCRIPTION:

Stucco Colors & Elevations  
GENERAL NOTES

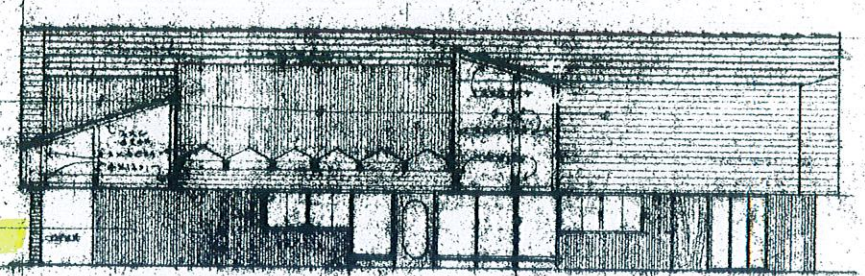


NORTH (PARKING LOT) ELEVATION 1/8" = 1'-0"

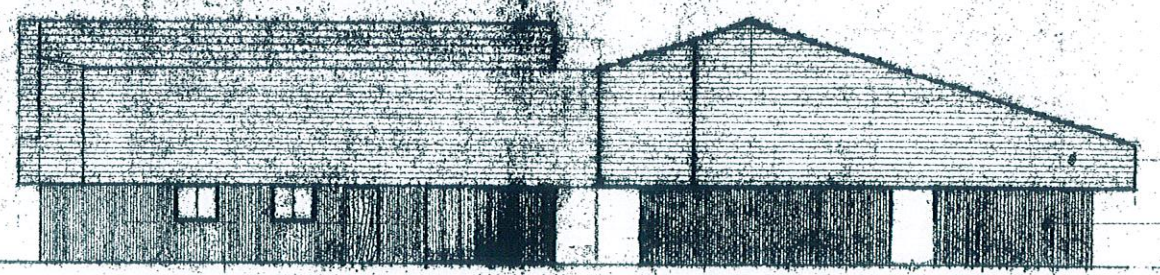
WEST (FRONT) ELEVATION 1/8" = 1'-0"



EAST - WEST SECTION 1/8" = 1'-0"



① NORTH - SOUTH (BREEZE WAY) SECTION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"

OMEGA AKROFLEX ACRYLIC STUCCO  
OMEGA FLEX MEDIUM TEXTURED FINISH  
Colors: QUARTZ (OFF WHITE) = C-2  
SANDSTONE (TAN) = C-3

EXISTING CONCRETE ROOF TO REMAIN = C-1  
Color: EARTH TONE













A



B



C



D