

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



**CITY OF PLACERVILLE PLANNING COMMISSION
STAFF REPORT
JULY 17, 2018 REGULAR MEETING**

Subject: 3094 Cedar Ravine - Site Plan Review (SPR) 98-07-R (Master Sign Plan Amendment) – Cedar Professional Building: Request to replace an existing non-illuminated ground sign for the professional office building use, approved under SPR 98-07 in 1998.

Authority for Application: Section 10-4-9(P): Site Plan Review Changes; Section 10-4-17(H): Sign Regulations

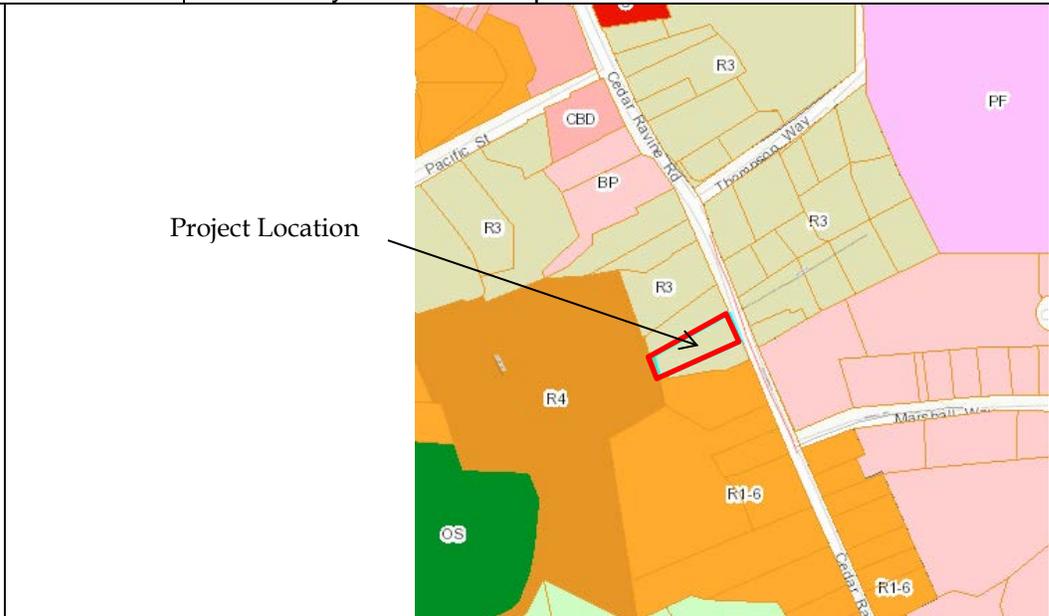
Recommendation: Consider and Approve Request

Project Planner: Andrew Painter, City Planner

Project Site Background:

<i>Applicants/Property Owners:</i>	MSWS, Inc. Contact: Kathy Schulte
<i>Owner’s Representative:</i>	Robert McLemore, Sign Masters
<i>Property Location Information and Assessor’s Parcel Number (APN):</i>	3094 Cedar Ravine APN 003-241-12
<i>Existing General Plan Land Use Element designation:</i>	High Density Residential
<i>Existing Zoning classification:</i>	R3-H (Medium Density Multi-Family Residential – Historic District) -City Code Sections 10-5-10 and 10-4-10
<i>Site Size:</i>	0.26 acres (11,325 square feet)
<i>Existing Conditions:</i>	1,178 square feet professional office building containing four tenant spaces, on-site parking area
<i>Surrounding land uses:</i>	The subject property is located within the Cedar Ravine Historic Residential District, a neighborhood consisting of single-family, multi-family and business professional uses.

Surrounding Zoning



Environmental

Document: Class 11 Categorical Exemption per Section 15311(a) of the California Environmental Quality Act Guidelines for an on premise sign

Regulating Agencies

City of Placerville Planning Commission
Building Division

Required Permits/Approvals

Master Sign Plan Approval
Construction Permit

Background: The site is located in the Cedar Ravine Residential Historic District. The building is single story, with approximately 1,200 square feet of floor area. The El Dorado County Assessor's Records estimate 1896 as the year of construction of the former residence.



Professional office uses within the City's multi-family residential zones are conditional uses. A conversion of a single-family residence into an office use requires Site Plan Review per Section 10-4-9(C-3). During August of 1998, the Planning Commission approved the request by the property owner at the time for a Conditional Use Permit (CUP) 98-04 and Site Plan Review (SPR) 98-07 for converting the existing single-family residence and site into a professional office building containing four offices and onsite parking. During October 1998, the Planning Commission approved a ground sign for site tenants and site landscaping.

In 1999, a modification/change to the approved SPR 98-07 was granted by the Planning Commission to remove existing aluminum exterior siding with stucco/plaster.

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Project Description: New sign would have painted rust/brown redwood support posts, with black decorative caps, and an aluminum support cover with beige tex-coat finish to match the professional building. Tenant sign boards would consist of painted MDO (Medium Density Overlay), a type of plywood. See Applicant Submittal Package provided as Attachment A.

Staff Analysis: Signs are a component of the Site Plan Review approval process, subject to the design criteria under Site Plan Review (Section 10-4-9(G-5) and Sign Regulations (Section 10-4-17(G) and (H)). This request is before the Commission because it involves replacing an existing ground sign for the professional office building with a new ground sign. Staff's analysis follows each criterion and regulation.

Section 10-4-9: Site Plan Review

(G) Criteria: The Planning Commission may approve, approve with conditions, or disapprove the application for a building permit or other required approval in any matter subject to its scope of authority after considering whether the following criteria are met. These criteria are not intended to supersede any requirements in the City's construction regulations, restricting imagination, innovation, or variety, but rather to assist in focusing on design principles which can result in creative solutions to assist in promoting the purpose of this Chapter. (Ord. 1474, 8 Jan 1991)...

5. Signs:

- (b) *Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs.*
- (c) *Materials used in signs shall have good architectural character and be harmonious with building design and surrounding landscape...*
- (d) *Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings.*

Section 10-4-17: Sign Regulations

(G) Regulations for On-Premise Signs: On-premise signs shall comply with requirements and criteria set forth herein. Signs for commercial centers defined herein shall comply with Subsection H, Master Sign Plans...

3. Ground Signs:

- a. *The ground sign shall have an architecturally compatible support structure cover consisting of at least fifty (50) percent but not greater than one hundred twenty-five (125) percent of the width of the ground sign.*
- b. *The permitted area of a ground sign is one-half (0.5) square foot of sign area per lineal foot of street frontage, forty (40) square feet display area maximum in commercial zones and twenty-four (24) square feet in other non-residential zones.*
- c. *Maximum height of a ground sign is ten (10) feet above grade in commercial zones and six (6) feet in non-residential zones.*

New sign structure architecture utilizes a framework of vertical sides and angled top that resembles a roof gable. This is similar to, and compliments, the appearance of the professional office building's exterior walls and gabled architecture. Sign scale appears adequate for tenant and address identification. Proposed sign materials are durable and were chosen to closely resemble those of the office building. Colors chosen would further match those of the office building. The ground sign meets Site Plan Review design criteria.

Sign structural support posts are covered at one hundred percent of the overall fifty-six inch sign width. Sign area is 19.2 square feet. Overall sign height is five feet four inches. Sign and sign structure comply with the requirements and criteria for ground signs.

(H) Master Sign Plan: New signage for any site having three or more nonresidential occupants or those wishing to deviate from the standards herein shall submit a Master Sign Plan to the Development Services Department. Such plan must be approved by the Planning Commission prior to issuance of any permit for signs. Major changes, as defined in Section 10-4-9(P), to any Master Sign Plan previously reviewed and approved by the Planning Commission shall also require Planning Commission approval...

2. *...In approving a Master Sign Plan, the Planning Commission shall find:*

- a. *That the plan's contribution to the design quality of the site and surrounding area will be superior to the quality that would result under the regulations and standards of this Chapter; and,*
- b. *That the proposed signs are compatible with the style and/or character of existing improvements on the site and are well-related to each other.*

Item 4.1

Staff believes the Commission can make the required findings for a Master Sign Plan. Due to the site's location within a City designated historic district, the single ground sign design with four tenant sign panels would be superior to individual ground signs for site tenants. The proposed ground sign as conditioned shares exterior characteristics of color, texture and finish with those of the office building therefore compatible with existing site improvements.

SPR 98-07 and CUP 98-04 Conditions of Approval in 1998 and 1999: Conditions of record for SPR 98-07 and CUP 98-04 were adopted in 1998 and 1999 when the SPR and CUP was approved. The conditions are provided as Figure 1. City records and onsite inspection revealed that Conditions A, C, D, E, F and G have been fully met.

During October of 1998, the Planning Commission approved a final landscape plan for the site. City records indicate that the Commission in 1998 required the removal of a disabled access parking space in the front yard in favor of front yard landscaping that would maintain the residential character of the streetscape. An excerpt of the approved 1998 landscape plan is provided as Attachment B. Approval for the front yard included:

- Oregon Boxwood (*Paxistima myrsinities*) shrubs to form a hedge along the back of the sidewalk making up the Cedar Ravine parcel frontage,
- lawn turf,
- a seasonal flower bed beneath the ground sign, and
- plantings next to the front porch.

Note that the Oregon Boxwood is evergreen and native to El Dorado County. Recent amendments in 2016 to the City's *Development Guide* guidelines suggest limitations to turf areas to 25% of the total landscape area for all non-residential developments for water-conservation purposes. The turf limit guidelines were not however part of the *Development Guide* in 1998.

Oregon Boxwood (*Paxistima myrsinities*)



Source: Native Plants PNW (<http://nativeplantspnw.com/oregon-boxwood-paxistima-myrsinities2/>)

A visit to the site on June 28, 2018 revealed that landscape gravel makes up most of the front yard. There were no Oregon Boxwood shrubs evident within the front yard. The site is not landscaped as approved under SPR 98-07. The Commission could condition this Major Change to SPR 98-07-R as follows to correct this issue:

1. Require the front yard to be landscaped within six month of approval of the Master Sign Plan, as shown in the 1998 approved landscape plan for SPR 98-07, subject to inspection by the Development Services Department.
2. The property owner shall record a Landscaping Maintenance Agreement in accordance with City Code Section 10-4-9: Site Plan Review prior to final inspection by the Development Services Department of front yard landscaping.

Figure 1. SPR 98-07 and CUP 98-04 Conditions of Approval from 1998 and 1999

1998 Conditions of Approval

- A. The parking layout shall be modified to that shown on the exhibit prepared by the Engineering Division that includes the elimination of the handicapped parking stall in the front yard.
- B. Submit a final site, size and species specific Landscaping Plan in accordance with the Site Plan Review Regulations to staff for review and approval.
- C. Contact the Department of Fish and Game to determine whether or not a permit for reconstruction of the bridge over Cedar Ravine Creek is required in accordance with Fish and Game Code Section 1600 et. Seq.
- D. Comply with the following Building Division comments:
 1. Indicate numbers of persons to be employed and type of office.
 2. Comply with the State Title 24 requirements for accessibility and energy conservation.
 3. Meet City Code requirements for building, plumbing, electrical and mechanical.
 4. Complete plans must be submitted for plan review prior to permit issuance.
 5. A backflow prevention device on water service may be required.
 6. Building location from property line where is the structure is less than 20' from the property line will require 1-hour fire walls.
 7. An Engineering Analysis for floor-loading is required.
- E. Comply with the requirements of the El Dorado County Fire Protection District as outlined in the letter dated July 31, 1998...
- F. Comply with the following Engineering Division requirements:
 1. Submit an Irrevocable Offer of Dedication of the property street frontage to the City of Placerville to obtain a consistent width of 18 feet of right-of-way from the centerline of Cedar Ravine Street.
 2. Install approximately 29 feet of concrete curb and sidewalk including a standard driveway approach and ramp natural grade along the Cedar Ravine Street frontage.
 3. Redesign parking lot so all parking is located in the rear of the building. All parking striping, signing, etc., shall be designed to City standards.
 4. Increase the proposed driveway width from Cedar Ravine to the parking lot to a minimum of 19'4".
 5. Repave parking lot with a minimum of 2" of AC over 4" of AB.
 6. Show location of proposed curbs, wheel stops, planters, etc.
 7. Install a headlight barrier along all property lines where lights may shine into the adjacent dwellings.
 8. Show location, size and elevations of proposed parking lot drainage system. All pipe shall be 12" minimum.
 9. Submit engineering to verify that the existing wood bridge accessing the parking will support H-20 loading (40,000lbs.).
 10. Install a new sewer service from the building to the sewer main in Cedar Ravine Street.
 11. Submit sign detail.
 12. Show location of proposed H.V.A.C. system.
 13. Show location, size and submit detail of proposed exterior lighting.
 14. Show location and submit screening detail of proposed trash enclosure.

1999 Conditions of Approval – Change existing aluminum siding with stucco/plaster

- G. The applicant shall submit the exterior color scheme to staff for review and approval.

Recommendation: Staff recommends the Commission take the following actions.

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings:
 1. The request is for the placement and use of an on premise sign and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15311(a) of the CEQA Guidelines.
 2. The design quality of the single ground sign design with four tenant sign panels Master Sign Plan for the site would be superior in quality to individual ground signs for onsite tenants.
 3. The Master Sign Plan sign is compatible with the style, character and is well related to the existing Cedar Professional Building on the site and the Cedar Ravine Residential Historic District.
- III. Conditionally approve the project request, 3094 Cedar Ravine – SPR 98-07-R, subject to Conditions of Approval A - G, provided as Figure 1 of the July 17, 2018 Staff Report, approved by the Planning Commission in 1998 and 1999 and shall remain in effect and shall be included by reference with Condition F as follows for the request:
 - F. Comply with the following:
 1. Approval is granted for the Site Plan Review request described in the application dated June 1, 2018, and staff's report dated July 17, 2018, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the ground sign.
 2. Runs with the Land. Approval shall apply only to 3094 Cedar Ravine, APN 003-241-12, regardless of any change of ownership, and may not be transferred to another parcel.
 3. Permits. The applicant shall obtain a construction permit for the Commission approved scope of work. Two complete copies of the ground sign project shall be submitted to the Development Services Department for processing.
 4. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. 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. 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.
 6. Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.

Item 4.1

- 7 The front yard is to be landscaped within six month of approval of the Master Sign Plan, as shown in the 1998 approved landscape and irrigation plan for SPR 98-07, subject to inspection by the Development Services Department.
8. The property owner shall record a Landscaping Maintenance Agreement in accordance with City Code Section 10-4-9: Site Plan Review prior to final inspection approval by the Development Services Department of front yard landscaping and irrigation.

Attachment A
Applicant Submittal Package



916 652-4945

For All Your Sign Needs!

May 2, 2018

City of Placerville
Development Services Dept.
3101 Center Street
Placerville, CA 95667

RE: 3094 Cedar Ravine Road, Placerville, CA | APN 003-241-12
Ground Sign Replacement | Non-Illuminated Sign

Attn: Andrew Painter | City Planner

Dear Mr. Painter,

My customer is proposing to replace an old non-illuminated sign for their business at 3094 Cedar Ravine Road, Placerville, CA. They are proposing to replace said sign with an updated MDO wood sign painted white with a peaked top to match building roofline with high performance dark green and black vinyl graphics mounted on (2) 4" x 4" wood posts, stained a dark brown, tex-coated aluminum base painted a color to match the building with dimensional copy for the address numbers (As per drawing).

Please let me know if you have any questions.

Sincerely,

Robert McLemore
Sign Masters



PROPOSED



EXISTING



D/F Monument Sign

Substrate: 1/2 " MDO sign boards painted white with dark green and black vinyl graphics and divider strips

Mounting: 4"x 4" Redwood posts painted to match building trim (rust/brown) with black decorative caps

Base: .063 aluminum construction with a tex-coat (stucco look) finish, painted a beige color to match the building with a cement pad



**7965 Eagle View LN.
Granite Bay, CA
CCL # 419071**

916 652-4945

Project: **Foothill Cremation**

Address: **3094 Cedar Rivine Rd.
Placerville, CA**

Contact: **Dennis Hamilton**

APPROVALS

Customer: _____

Landlord: _____

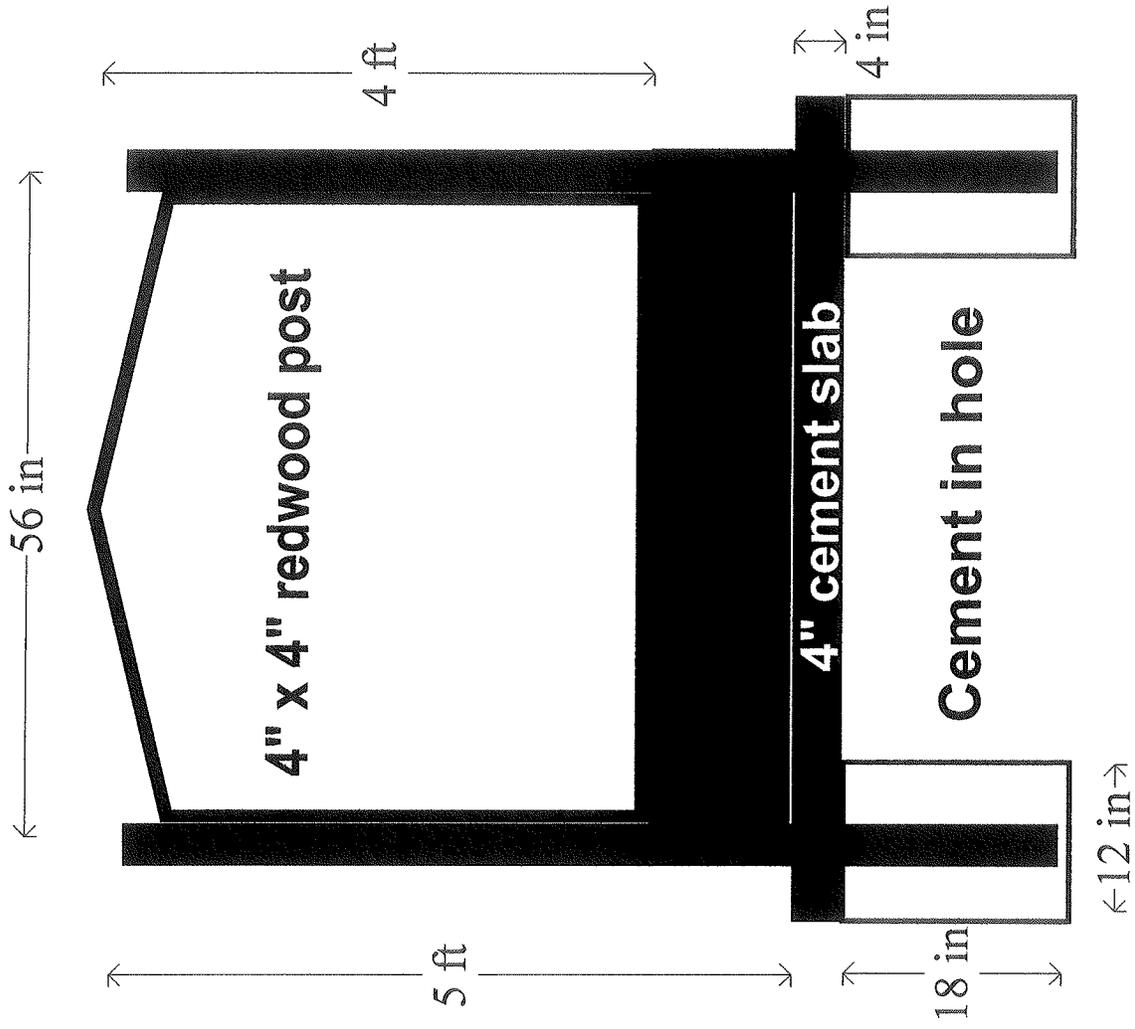
SQUARE FEET: **19.2**



LISTED

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

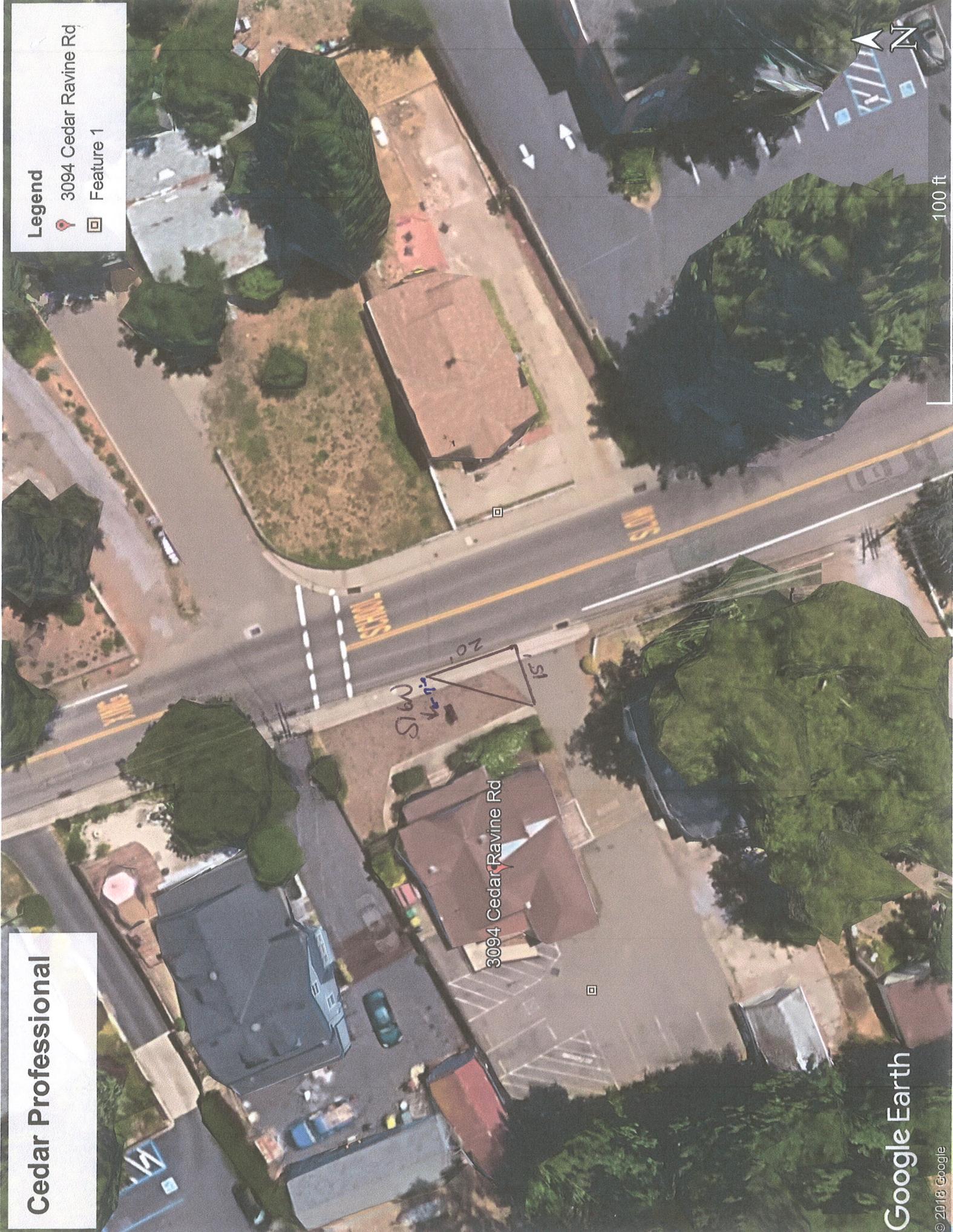
Install Details



Cedar Professional

Legend

-  3094 Cedar Ravine Rd
-  Feature 1





- 1 - PAXISTIMA MYRSINITES - (OREGON BURNING)
(LOW COMPACT HEDGE 2-4 FT) 1 GAL SIZE
(SPACE PER PLANT INSTRUCTIONS)
- 2 - PALM NERVES (TRAILING PALM)
20 PLANTS TO 10.59 FT