

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



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

Project: 971 Spring Street – Site Plan Review 06-01-E – Toad Hall

Request: A six month Site Plan Review time extension of the 2006 conditional approval of Site Plan Review 06-01 -Toad Hall.

Applicant’ request letter, along with her project update letter dated June 1, 2018 that was presented on the Commission’s June 19, 2018 agenda are provided as Attachment A.

Authority for Application: The Planning Commission is charged under City Code §10-4-9 (K-1) (Extension Request for Approved Site Plan Review) to act upon all applications for Site Plans Review extensions.

Recommendation: Consider and Approve Request

Project Planner: Andrew Painter, City Planner

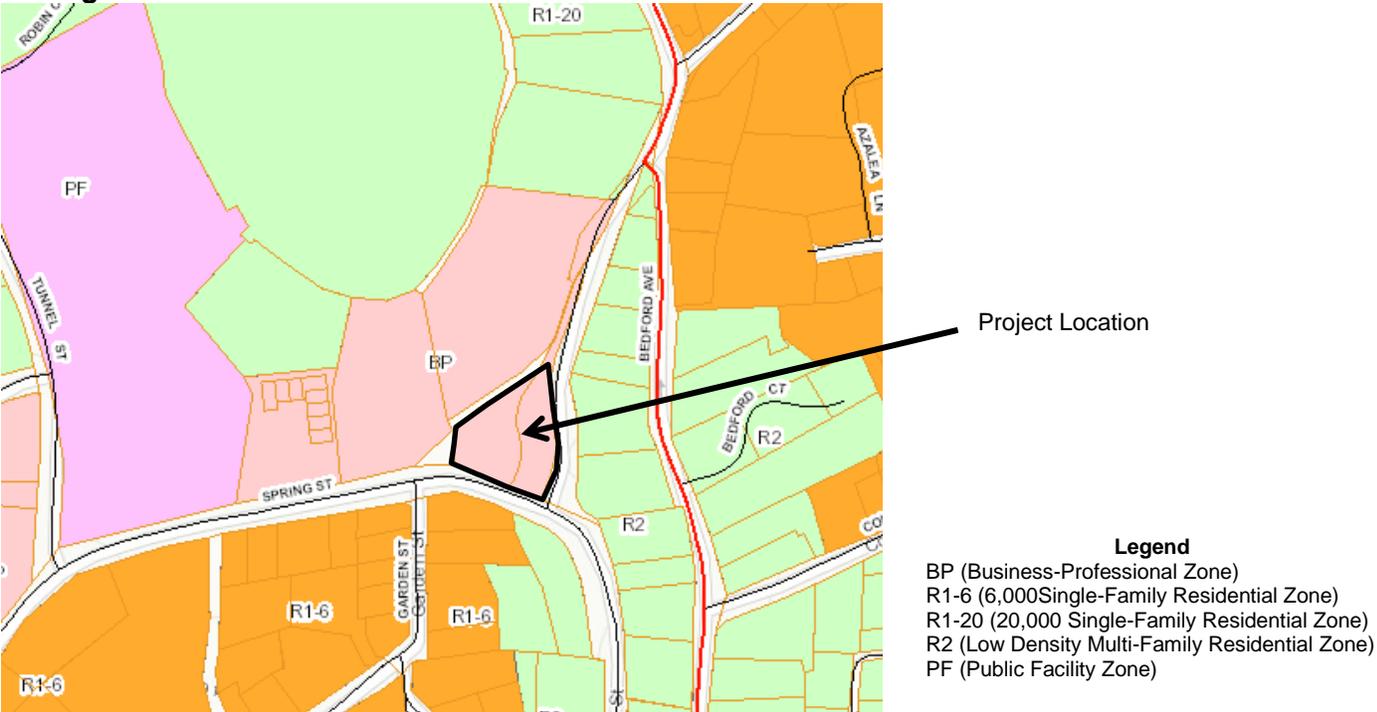
Project Site Background:

<i>Applicant/Property Owner:</i>	<i>Cynthia Savage</i>
<i>Property Location Information and Assessor’s Parcel Number (APN):</i>	<p><i>971 Spring Street. Northwest corner of the intersection of Pleasant Street and Spring Street. APN: 001-072-03</i></p> 
<i>Existing General Plan Land Use Element designation:</i>	<i>Business and Professional (BP)</i>
<i>Existing Zoning classification:</i>	<i>BP (Business-Professional)</i>
<i>Site Size</i>	<i>0.6 acres</i>

Surrounding Land Uses	West and north: Single-family residential; east: church, single- and multi-family residential, bed and breakfast; south: single-family residential
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Description of Toad Hall: The conditionally approved Toad Hall project involves the construction, grading, parking, landscaping, exterior lighting, signage and street frontage improvements for a 10,130 square foot mixed use (professional office and residential) 3-story building and detached two-car garage on the project site. The mixed use building would consist of three non-medical first floor business professional office spaces, one non-medical business professional space and two residential spaces on the second floor, and two residence spaces on the third floor. A reduced set of approved site and building elevations are provided as **Attachment B**.

Zoning Exhibit:



Zoning Consistency: A project history summary is provided as follows:

Toad Hall Project Background Summary:

- July 18, 2006, the Planning Commission approved SPR 06-01, with conditions, making findings that the Toad Hall project is Categorically Exempt from the California Environmental Quality Act, as an in-fill development;
- August 22, 2006, the City Council denied an appeal filed by members of the public requesting to overturn project approval by the Planning Commission. The Council also remanded to the Planning Commission a second review of project matters involving building elevation, mass and materials, driveway access, pedestrian safety, and hours of construction;

- September 19, 2006, the Planning Commission considered the matters remanded to them by City Council, finding the appropriateness of the building's mass, elevations, materials and colors; they approved a modification of an existing condition, they approved the addition of two project conditions and they eliminated one condition;
- October 24, 2006, the City Council denied an appeal filed by members of the public requesting to overturn the Planning Commission's approval of the project's building mass, exterior colors and finishes, as well as roadway striping; two conditions were added that involved landscaping and parking offsite; per City Code §10-4-9(K-1);
- October 25, 2006, the City filed a Notice of Exemption with the El Dorado County Clerk, citing the project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15332 of the CEQA Guidelines, in that project uses are consistent with the Placerville General Plan and the Placerville Zoning Ordinance; project site is less than five (5) acres in size and is surrounded by urban uses; due to the existing disturbed state of site soils, the site has no value as habitat for endangered, rare or threatened species; significant traffic, noise, air quality or water quality impacts from the project are not anticipated due to recommended conditions of project approval, City Code requirements and the City's Development Traffic Impact Fee program; the site is served by sewer, water and drainage utilities that are located in or adjacent to either Pleasant and Spring Streets;
- December 19, 2006, the Planning Commission conditionally approved the Final Landscape and Irrigation Plans and the Master Sign Plan as required under Site Plan Review 06-01 conditions of approval;
- June 3, 2008, the Planning Commission approved a one year applicant/property owner extension for the project;
- March 10, 2009, the City Council adopted Ordinance 1628, effective April 9, 2009, that extended all unexpired site plan reviews and other entitlements for 12 months, including Site Plan Review 06-01;
- April 20, 2010, the Planning Commission approved a one year applicant/property owner extension for the project;
- May 25, 2010, the City Council adopted Ordinance 1637 that extended all unexpired site plan reviews for 24 months, retroactive to April 8, 2010, including Site Plan Review 06-01;
- August 27, 2013, the City Council adopted Ordinance 1656 that extended all unexpired site plan reviews for 24 months, retroactive to April 1, 2013, including Site Plan Review 06-01;
- March 25, 2015, the City Council adopted Ordinance 1669 that granted twenty-four month extension to all unexpired site plan reviews, retroactive to April 1, 2015, including Site Plan Review 06-01; and
- August 15, 2017, the Planning Commission approved a one year applicant/property owner extension for the project that included changes to the landscape and irrigation plans, retroactive from June 19, 2017.

City Code Section 10-4-9 (K) stipulates that a building permit must be obtained within eighteen month of a site plan review approval or the approval shall expire and become null and void. A site plan review shall not be valid for more than five years from the original approval date. The approval date for Toad Hall was the December 19, 2006, the date of final approval of the final landscaping and irrigation plans.

Over the years the property owner/applicant requested and received three one year extensions from the Planning Commission in 2008, 2010 and 2017. In addition, City Council adopted ordinances in 2009, 2010, 2013 and 2015, that extended unexpired site plans, conditional use permits and variances for specified lengths of time. Council automatic extensions included the Toad Hall project within their timeframes. These automatic extensions totaled seven years.

City legal counsel has determined that the City Council automatic extensions granted to all unexpired site plan reviews are not counted against the five year site plan review validity under City Code. Therefore the original eighteen month approval, plus the Planning Commission approved applicant extension requests in 2008, 2010 and 2017, and the current six month extension request, if approved, would reach the maximum approval period of five years as follows:

Original Approval for SPR 06-01:		18 months
PC Approved Time Extension – 2008:		12 months
PC Approved Time Extension – 2010:		12 months
PC Approved Time Extension – 2017:		12 months
SPR 06-01-E Time Extension request if granted to December 19, 2018:		<u>6 months</u>
	+	
	Total	60 months (5 years)

If the request is granted, the applicant/property owner would have until the December 19, 2018 end date to obtain a construction permit for any building approved under the SPR 06-01 project, or SPR 06-01-E would become null and void under Section 10-4-9 (K). After December 19, 2018 a new application for Site Plan Review would be required.

Public Notice and Comment: Public Notice was published in the Mountain Democrat on Friday, June 22, 2018. Property owners within 500 foot radius were mailed notice of the Public Hearing for the project to correspond with the Mountain Democrat publication date. One public comment was received. It is provided as **Attachment C**.

Staff Analysis & Recommendation: There are no changes to the project requested by the applicant since the 2017 extension was granted. There have been no relevant changes to City Code since 2017 that would affect the project. Requests for extensions to this approved Site Plan Review project in the past have been routinely authorized. Staff recommends that the Commission grant the six month time extension for the Toad Hall. Conditions of Approval for SPR06-01 – Toad Hall to date are provided as **Attachment D** and shall remain in effect and shall be included by reference.

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 the one year extension for Toad Hall – Site Plan Review 06-01-E:

1. On July 18, 2006, the Planning Commission made the finding that the Toad Hall project is Categorically Exempt from the California Environmental Quality Act per Section 15332 of the CEQA Guidelines, as an in-fill development project, in that project uses are consistent with the Placerville General Plan and the Placerville Zoning Ordinance; project site is less than five (5) acres in size and is surrounded by urban uses; due to the existing disturbed state of site soils, the site has no value as habitat for endangered, rare or threatened species; significant traffic, noise, air quality or water quality impacts from the project are not anticipated due to recommended conditions of project approval, City Code requirements and the City's Development Traffic Impact Fee program; the site is served by sewer, water and drainage utilities that are located in or adjacent to either Pleasant and Spring Streets.

On October 25, 2006, the City filed a Notice of Exemption with the El Dorado County Clerk.

2. No relevant changes to City Code have occurred since the granting of the 2017 extension to SPR 06-01.
 3. No changes to the project are proposed by the applicant/property owner.
- III. Grant the six month extension, beginning June 19, 2018 and ending December 19, 2018, for the project 971 Spring Street - Site Plan Review 06-01-E - Toad Hall, located at 971 Spring Street, northwest of the intersection of Spring & Pleasant Streets. APN 001-072-03, involving the construction, grading, parking, landscaping, exterior lighting, signage and street frontage improvements of a 10,130 square foot mixed use (professional office and residential), 3-story building and detached two-car garage on the project site.

Conditions of Approval, provided as Attachment D of the July 17, 2018 Staff Report, shall remain in effect and shall be included by reference.

Attachments:

- A. Applicant Request Letter
- B. Approved Toad Hall Site Plan and Building Elevations
- C. Public Comment Received
- D. To Date 971 Spring Street – SPR06-01 – Toad Hall Project Conditions of Approval

The Planning Commission's decision is final unless appealed to City Council with ten calendar days.

Attachment A

Applicant Request Letter and Project Update Letter

Cindy Savage
3050 - B Lewis Street
Placerville, CA 95667

June 1, 2018

City of Placerville
Planning Commissioners
Attention: Michael Saragosa

RECEIVED
JUN 01 2018
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT

RE: Toad Hall Update

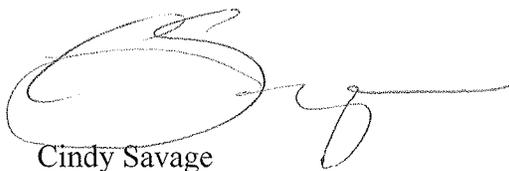
Dear Michael Saragosa, Chairman,
and Commissioners: John List, Vice Chair Michael Frenn, Kristine Kiehne,

I promised to update you with the progress on the Toad Hall Project located on the corner of Spring and Pleasant Streets. Several times it seemed that we were on the verge of being able to report the positive move forward with a sale and project Start. Over the last few months two developers have shown interest. I have consulted with City Planning as to updating plans and City fees involved in the project. Both interested parties moved on to projects outside of Placerville. Disappointing, yes. On the other hand, with a project this size, things take time and each new interest brings with it some additional insight.

Also, work has gone into developing financing for Toad Hall, continuing on with my original plan. Actually, I currently have financing on another project here in town that is interested in moving into a partnership with Toad Hall. To do this, however, I will need to complete the current project, that will lead me into the winter months.

I wanted to thank you again for the opportunity to progress in developing a financial plan to build and/or attract a developer to the project. Mostly, I appreciate your encouragement.

As always, optimistic,


Cindy Savage

Cindy Savage
3050 - B Lewis Street
Placerville, CA 95667

June 19, 2018

City of Placerville
Planning
Development Services Department

Attention: Andrew Painter
Planning Commission: Michael Saragosa, Chairman, and
Commissioners: John List, Vice Chair Michael Frenn, Kristine Kiehne,

RE: Toad Hall Request for Final Extension of Entitlement

I am requesting the to be given a final and last extension of the Entitlement granted to my proposed project on the corner of Spring and Pleasant for a mixed used building of apartments and offices, known as Toad Hall.

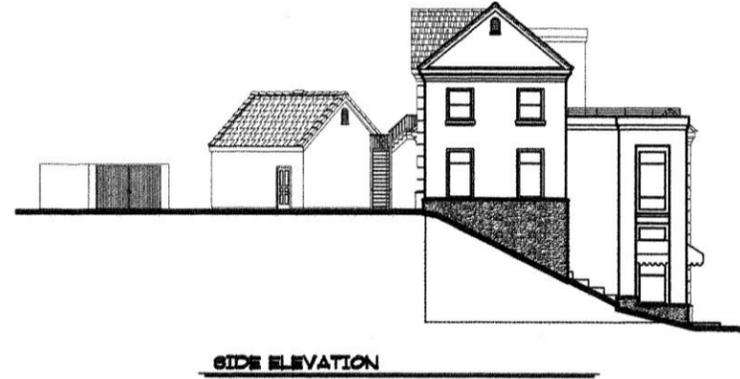
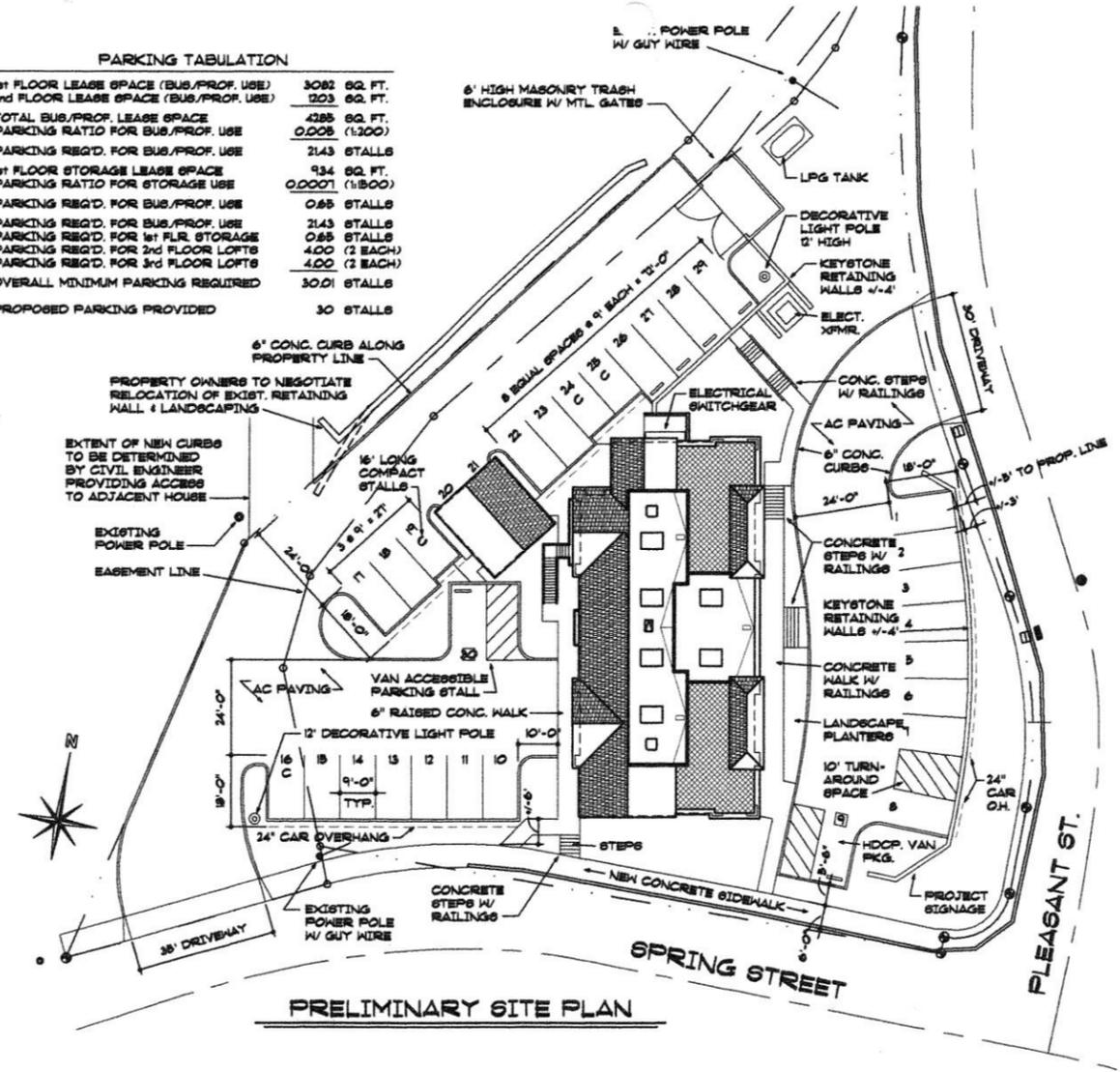
Thank you for your consideration,

Cindy Savage

Attachment B

Toad Hall Approved Site Plan and Elevations (Reduced)

PARKING TABULATION	
1st FLOOR LEASE SPACE (BUS./PROF. USE)	3082 SQ. FT.
2nd FLOOR LEASE SPACE (BUS./PROF. USE)	1203 SQ. FT.
TOTAL BUS./PROF. LEASE SPACE	4285 SQ. FT.
PARKING RATIO FOR BUS./PROF. USE	0.008 (1:1200)
PARKING REQ'D. FOR BUS./PROF. USE	2143 STALLS
1st FLOOR STORAGE LEASE SPACE	934 SQ. FT.
PARKING RATIO FOR STORAGE USE	0.0007 (1:1500)
PARKING REQ'D. FOR BUS./PROF. USE	0.85 STALLS
PARKING REQ'D. FOR BUS./PROF. USE	2143 STALLS
PARKING REQ'D. FOR 1st FLR. STORAGE	0.85 STALLS
PARKING REQ'D. FOR 2nd FLOOR LOFTS	4.00 (2 EACH)
PARKING REQ'D. FOR 3rd FLOOR LOFTS	4.00 (2 EACH)
OVERALL MINIMUM PARKING REQUIRED	30.01 STALLS
PROPOSED PARKING PROVIDED	30 STALLS



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Attachment C
Public Comments Received

Development Services Department
Planning Division
3101 Center Street, 2nd Floor
Placerville, CA 95667

Dear Planning Division,

I am writing to express my concern about the six month extension of the conditional approval of Site Plan Review 06-01 Toad Hall, located at 971 Spring Street. Assessor's Parcel Number 001-072-031.

I currently live on Spring Street and already very concerned about the amount of current traffic and the dangers involved in adding more traffic to Spring Street. I feel adding this structure would definitely create a nuisance to this area and destroy the beauty of this section of the Historic District of Placerville. There are already several commercial business and professional spaces on Spring Street that are vacant, therefore proving no need to add additional commercial space in this area. I have read the history of this site plan and see that this project has been on the table since 2004 with multiple extensions since June 3rd 2008. The last extension ending on May 24th, 2018. I feel this many extensions have been very generous and now it's time to put this project to an end for the well-being of those of us living in this neighborhood. I also noted that Ms. Savage has placed this property up for sale quite a while ago for a selling price of \$325k dollars and recently dropped the price below half of the original selling price to \$155K dollars. This drastic drop in price truly raises an eyebrow regarding the intent for this property. Also, in the description included in the "Notice of Planning Commission Public Hearing" made absolutely no mention of the 29 parking spaces intended for this property. This obvious exclusion again raises concerns as does the fact that not everyone that lives in the immediate area of this project received the "notice of hearing" and had to find out about it from residents living in remote areas of Placerville that strangely enough did receive the notice of the hearing to be held on July 17th. Placerville currently strives for 0% growth and also has many existing areas with vacant commercial and professional business zones that should be slotted for revitalization such as the Broadway area. Areas such as the historic district of Spring and Pleasant streets should be maintained as solely residential to ensure its historic value and beauty is kept intact. This particular corner of Spring Street already has a well-known history of being very dangerous for pedestrian and vehicular use as cited in previous years by The Shakespeare Club and the First Church of Christ Scientists that reside in that area. Adding a large commercial structure will prove to be a disaster for the residents of this area in terms of traffic and safety.

In closing, I ask that this six month and any further extensions be denied in order to keep the historic district intact and free of gentrification. Placerville currently has many areas with vacant commercial professional business spaces that can be used while at the same time promote revitalization of those areas. A historic residential area is not the place to be adding commercial businesses and therefore destroying one of the gems of Placerville that those of us that live in the neighborhood cherish.

Sincerely,



Jerry Wehage
Spring Street Resident

RECEIVED
JUL 03 2019
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Attachment D

**971 Spring Street
SPR 06-01 – Toad Hall Project Conditions of Approval**

Project Name: **Toad Hall**

File Number(s): **SPR 06-01**

Location: **971 Spring Street**

As approved by the City on: **07-18-06 - PC;
08-22-06 - CC; 09-19-06 - PC; 10-24-06 - CC;
12-19-06 - PC; 04-20-10 - PC; 08-15-17 - PC**

A.P.N.: **001-072-03**

Prepared by: AP.

Building Division

1. Provide construction drawings and submit for plan review, construction permit process.
2. Plans to be designed by State of California licensed architect or engineer.

El Dorado Fire Protection District

3. Buildings on this project will require a Fire District approved fire sprinkler system.
4. One hour construction is required for this occupancy use and square footage.
5. Additional hydrants will be required for this project. Hydrants will be model Mueller Centurion 200 and be within 150' of all points of the structures.
6. Fire flow for this project will be 1,500 gallons per minute for two hours at 20 pounds per square inch.
7. Provide documentation from Placerville Engineering Division and the Fire District to show that the system will meet required fire flow for this project.
8. Provide a minimum 20' wide all weather access road to within 150' of all exterior portions of the structures.
9. Access roads will have 13' 6" vertical clearance and capable of supporting a 40,000 pound load.
10. Minimum inside turning radius is 25'.
11. Fire access driveway grades on the south and east shall not exceed 12%.
12. Additional requirements may be necessary depending upon building construction and use.

Engineering Division

13. The project shall comply with all pertinent City Ordinances and City standard street cross section details of construction, available at the office of the City Engineer. All remaining items, except for sewer, will be designed to County of El Dorado Design and Improvement Standards Manual, El Dorado Drainage Manual, and State of California Department of Transportation Standard Plans and Specifications. Sewer will be designed and constructed to EID Standards except when otherwise directed by the City Engineer.

14. Improvement plans for both on-site and off-site improvements shall be prepared by a registered civil engineer along with specifications and a cost estimate. Appropriate security and warranty shall be provided for all off-site improvements.
15. Locate property corners as required prior to building permit.
16. The developer, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer. The on-site sewer condition shall be assessed by camera after construction. The developer shall repair any damage.
17. All improvement plans shall conform to the requirements of these Conditions of Approval and shall be signed by the Chief of the El Dorado County Fire Protection District, the Community Development Director, Geotechnical Consultant and the City Engineer.
18. The Applicant shall submit to the Public Works Department a digital copy of "as-built" plans for public improvements when construction is complete.
19. Pay applicable City Traffic, Water, and Sewer Connection CIC Fees to be calculated at time of Building Permit issuance.

Drainage

20. The developer shall incorporate into the drainage system Best Management Practices (BMP) for the capture of oil and petroleum products or other hazardous materials leaving from the on-site paved areas.
21. The developer shall construct the appropriate drainage facilities to prevent sheet flow from leaving the project site across sidewalks or from the driveways.
22. Mark all drainage inlets, "Do not dump—flows to creek."

Roadway

23. The developer shall construct City standard curb, gutter, sidewalk and driveway improvements as required by the City Engineer and as determined at the time of improvement plan submittal. Any damaged or non-conforming curb, gutter and sidewalk along the frontage length shall be replaced at the expense of the developer. The developer shall anticipate constructing sidewalk along the Spring Street Frontage and from the intersection to the driveway along the Pleasant Street Frontage.
24. Roadway striping shall be revised for the Spring Street driveway to provide shelter for left turning vehicles and a 4' striped shoulder shall be provided on the north side of Spring Street adjacent to the project frontage as approved by the City Engineer.
(Amendment made by City Council action on October 24, 2206.)
25. The driveway, as with all driveways in the City, onto Spring Street is issued as a revocable driveway encroachment. The City reserves the right to restrict the Spring Street driveway to right in/out only or other measures as deemed necessary, should an operational issue develop in the future requiring such restriction. The applicant shall enter into an agreement with the City to this effect, and have this deed restriction recorded against the property.
26. The developer shall place all necessary Class III bike route signage along Spring Street from Bedford/Highway 50 to Coloma Street.

Grading

27. The applicant shall submit the grading plans to the El Dorado County Resource Conservation District and Air Quality Management District for recommendations and approval.
28. No grading or construction for the project shall begin until all site improvement plans are complete and approved by the City Engineer. Demolition, vegetation clearing, building relocation, site investigation, and site preparation which does not involve more than 50 cubic yards of soil disturbance may proceed under a separate construction permit.

Property/Survey

29. A request to abandon the existing unused Pleasant Street right-of-way along the northwest boundary shall be submitted for consideration by the City.
30. Prepare easements for the existing waterline in the unused Pleasant Street and access to the adjacent property.
31. An Irrevocable Offer of Dedication will be required on the Spring and Pleasant Street frontages to be a minimum of one foot behind back of sidewalk.

Utility

32. All new and existing on-site utilities shall be placed underground. This shall include the overhead utility that traverses the property along the old Pleasant Street alignment. This is not to include the existing frontage utilities along Spring Street and the new Pleasant Street, which can remain as overhead lines.
33. Provide a final Drainage Report which complies with the El Dorado County Drainage Manual. Post-development peak flows shall not exceed pre-development flows, or other mitigation shall be provided to the satisfaction of the City Engineer. Improvements to off-site facilities may be necessary to eliminate the impact on downstream public or private property should the applicant propose to increase post project flow from existing conditions.

Planning Division

34. Should the request by Staff to amend the *Non-Motorized Transportation Plan* to change the plan's proposed Spring Street designation of a Class II Bike Lane to a Class III Bike Route be disapproved by the City Council, the applicant, heirs or assigns shall submit revised site plans with Class II Bike Lane improvements to the Commission for review and approval prior to the issuance of any construction permit for the site.
35. All construction shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall be allowed on Saturday and Sunday unless with written authorization of the City Planning Division or the Department of Public Works.
36. To ensure adequate parking is provided on-site for future uses, a deed restriction shall be recorded on the project parcel by the property owner prohibiting the conversion of the general office use space into medical office use space without first providing evidence of on-site parking for all site uses to, and obtaining a Construction Permit from, the Development Services Department.
37. To ensure adequate parking is provided on-site for future uses, a deed restriction shall be recorded on the project parcel by the property owner prohibiting the conversion of the designated "storage room(s)" within the general office space into non-storage use (e.g. office use) without

first providing evidence of on-site parking for all site uses and obtaining a Construction Permit from the Development Services Department.

38. Should the project applicant or his/her successors, heirs or assigns desire to install signs advertising the general office uses on site, their location, dimension and illumination is subject to City Code §10-4-17 and the approval of a Master Sign Plan by the Planning Commission prior to their installation.
39. Final site, size and species specific landscape and irrigation plans, along with application fee, shall be submitted to the Development Services Department for processing and then reviewed and approved by the Planning Commission prior to issuance of a construction permit for the project.
40. Exterior lighting plans and photometric analysis for all exterior lighting including the external illuminated signs shall be submitted to the Development Services Department for processing and then reviewed and approved by the Planning Commission prior to issuance of a construction permit for the project.
41. The project applicant 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 §10-4-9 (Site Plan Review).
42. 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.

City Council - October 24, 2006:

Condition No. 24 was amended as shown as underline text.

43. Construct an ADA compliant crosswalk crossing Pleasant Street at Spring Street. Crosswalk striping shall be thermoplastic.
44. For landscaping on Pleasant Street (the east side of the project), utilize trees in the landscape plan that will reach an early stage of maturity to create an established look to the project.
45. The developer work with staff and residents to try and see if it would be possible to develop some non-monetary compensation to the property owners for any lost street parking on Spring Street.

Planning Commission – December 19, 2006:

46. Applicant shall add additional landscaping on the southeast and northeast corners of the site to soften the building mass; and, the additional landscaping shall be reviewed and approved by staff.
47. Master Sign Plan is approved with two signs: 1) the monument sign of no more than 24 square feet; and, 2) the sign on the building, as proposed.
48. The glass panes on the carriage lamps shall be replaced with frosted glass panes.
49. The lighting of the signs shall be down-lighting or up-lighting and shall be in compliance with the City Code. The lighting fixtures shall be reviewed and approved by City staff.

Planning Commission – April 20, 2010:

50. The sign which sits at the front of the project site shall be re-erected.

Planning Commission – August 15, 2017

Granted a twelve month extension, beginning June 19, 2017, for the 971 Spring Street - Site Plan Review (SPR) 06-01 – Toad Hall project. Approval is subject to the following conditions, added to the Conditions of Approval as:

51. The developer/property owner shall meet all requirements under Section 10-4-9 and 10-6-1 to 10-6-17 of the City Code, the Water Efficient Landscape Regulations.
52. All previous Conditions of Approval approved by the Planning Commission for SPR 06-01 on July 18, 2006, as modified by the Planning Commission on September 19, 2006, as modified by City Council on October 24, 2006, as modified by the Planning Commission on April 20, 2010, shall remain in effect and shall be included by reference with the twelve month extension request approval.
53. Red oak shall be planted in place of the applicant's selection of Chinese Pistache to replace the Japanese black pine shown on the Toad Hall Landscape Plan, dated and signed by the applicant on May 24, 2017.