

MINUTES

REGULAR MEETING CITY OF PLACERVILLE PLANNING COMMISSION TUESDAY, MARCH 15, 2016, 6:00 P.M. TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

Call to Order and Pledge of Allegiance to the Flag

Chair Wolfe called the meeting to order at 6:00 p.m. then led those in attendance in the Pledge of Allegiance.

Roll Call:

*Members Present: List, Lowry, Wolfe, Robey
Members Absent: Frenn
Staff Present: Executive Secretary and City Planner Painter,
Development Services Director Rivas*

1. CONSENT CALENDAR:

- 1.1 Agenda: Regular Meeting, March 15, 2016**
- 1.2 Minutes: Regular Meeting, February 16, 2016**

Executive Secretary Painter informed the Commission that due to the Absence of Member Frenn, Items 5.1 and 5.2 of the Agenda would be continued to the next agendaized Regular Meeting.

Member Robey moved the Consent Calendar as amended regarding Items 5.1 and 5.2, seconded by Vice Chair List. The motion carried 4-0.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

3. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) – ITEMS NOT ON AGENDA

3.1 Oral Communications

None received.

3.2 Written Communications

Executive Secretary Painter announced the distribution to the Commission of City Council approved amendments to the General Plan and Zoning Ordinance.

4. PUBLIC HEARING

99 Placerville Drive – SPR 82-05-R

Request by United Sign Systems (Agent: Brian Campbell), on behalf of property owner Davinder Singh, to re-image the existing convenience store with gas pumps from a Valero brand to a Chevron brand, including site signs, paint, landscaping and irrigation; a Major Change to SPR 82-05. Location: 99 Placerville Drive, approximately 700 feet north of the intersection with Fair Lane and US 50, in Placerville. Assessor's Parcel Number: 325-160-24, consisting of 0.32 acres. Environmental Determination: The request is Categorically Exempt pursuant to Sections 15304(b) and 15311(a) of the CEQA Guidelines. Staff: City Planner: Andrew Painter

City Planner Painter presented staff's report. Property owner agent, Brian Campbell, addressed the Commission on behalf of the request.

Following Commission discussion, the motion to make the findings presented in staff's report and conditionally approve the SPR 82-05-R as follows, was approved on Chair Wolfe's motion, Member Robey's second, on 4-0 vote:

- I. *The Planning Commission makes the following findings:*
 - A. *This request is categorically exempt from environmental review pursuant to Section 15304(b) (replacement of landscaping) and Section 15311(a) (on-premise signs) of the California Quality Act Guidelines.*
 - B. *Based upon a preponderance of evidence that due to business needs a greater sign area is needed for the convenience store with gasoline pumps onsite.*
 - C. *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 the City's Sign Regulations.*
 - D. *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.*
 - E. *This request is consistent with the purpose and intent of the Site Plan Review Regulations that are intended to encourage harmonious development of property within the City.*
 - F. *The proposed signage is appropriate in design and scale to the site and the Placerville Drive commercial corridor.*
 - G. *Conditions of Approval Nos. 3, 5, 6, 8, 9 and 11 of the 1982 approval of SPR 82-05 have been met and are deemed no longer necessary.*

II. The Planning Commission conditionally approves the amendment to Site Plan Review 82-05-R, subject to the following Conditions of Approval:

- 1. Approval. Approval of SPR 82-05-R allows the re-image of the existing convenience store with gas pumps from a Valero brand to a Chevron brand, including site signs, paint, landscaping and irrigation. The project is approved as shown in Attachment A of staff's March 15, 2016 staff report, and as conditioned or modified below.*
- 2. Project Location. The Project site is located at 99 Placerville Drive, approximately 700 feet north of the intersection with Fair Lane and US 50. APN: 325-160-24. SPR 82-05-R as amended shall apply only to the project location and cannot be transferred to another parcel.*
- 3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.*
- 4. Permit Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
- 5. Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and payment of all required fees.*
- 6. 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.*
- 7. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
- 8. Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of either a Major or Minor Change to the approved site plan, per Section 10-4-9(P) of City Code.*
- 9. Provide trash enclosure with visual screening.*
- 10. Provide parking space for the physically handicapped.*

11. *Provide an automatic irrigation system.*
12. *An additional parking space will be added to the west side of the paved area.*
13. *Submit three complete plan sets that include all proposed sign installations for building permit. The installation will replace existing signs and the plans should indicate existing or new electrical circuits. The plan set to include the California Energy Analysis form for sign lighting (NRCC-LTS-01-E) for the new electrical signs.*
14. *Prior to issuance of any building or site development permit for work authorized under SPR 82-05-R, a Landscape Maintenance Agreement between the property owner and the City to ensure the ongoing maintenance of landscaping and irrigation systems to prevent water waste from leaving landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, walks, roadways, parking lots, or structures. Repair of all irrigation equipment shall be done with originally installed components or equivalents.*

5. NEW BUSINESS

5.1 Elections of Officers

5.2 Annual Planning Commission Bylaw Review

Items 5.1 and 5.2 were continued to the next agendaized Commission meeting due to the absence of Member Frenn.

6. MATTERS FROM COMMISSIONERS AND STAFF

6.1 Commissioners

6.2 Staff

- **Planning Commission Training Workshop Opportunity – Sacramento Valley Section of the American Planning Association – Saturday, April 16, 2016, 9:00 am to 3:00 pm, West Sacramento Community Center;**

Staff summarized the training workshop opportunity for members to attend. Staff updated the Commission on recent City Council actions relative to recommendations to Council from the Commission (e.g. Text amendments to the Land Use Element, Housing Element and Zoning Ordinance that implement the Housing Element). Director Rivas updated the Commission and public of the construction phase of the Main Street Rehabilitation Project.

7. ADJOURNMENT

Chair Wolfe adjourned the meeting at 6:30 p.m.

/s/

Andrew Painter, Executive Secretary
Placerville Planning Commission