

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



City of Placerville Planning Commission
STAFF REPORT

MEETING DATE: January 3, 2017
FILE NO: SPR 03-03-R
LOCATION: 1361 Broadway, Placerville, CA
APN 002-251-20, 002-261-11
PREPARED BY: Andrew Painter, City Planner
DATE: December 20, 2016

REQUEST: Request for Major Change to Site Plan Review (SPR) 03-03-R for the construction and use of a carport shade structure with photovoltaic solar roof panels on the site of an existing carwash and lube business. The new carport structure would be constructed near the southeast corner of the project location covering an existing two-stall vehicle vacuum station. Structure height would range from 12 feet to 17 feet due to its angled design to capture sunlight in the eastern sky. The structure support would be powder coated to match the base color of the existing lube/carwash building and have a masonry brick pedestal base to match that used on the lube/carwash building.

According to the Applicant’s Submittal Package the carport request would serve two purposes. It would provide shade for employees during automobile detailing services, and the roof surface photovoltaic solar panels would generate clean renewable electricity for the onsite business.

EXHIBITS: A: Applicant Submittal Package
B: Minutes of the September 2, 2003 Planning Commission Regular Meeting

BACKGROUND: On September 2, 2003, the Planning Commission conditionally approved SPR 03-03 & Conditional Use Permit (CUP) 03-01 involving the construction and use of a 4,400 square foot automotive oil service and carwash, parking and signage at the project site. On November 4, 2003, the Commission approved the final landscape and lighting plans for SPR 03-03.

The carwash and lube facility has a contemporary exterior. The building utilizes cast-in-place concrete construction with stucco exterior wall treatment. The building is accented with gridded windows, decorative cornice treatment, and cultured stone veneer wall treatment is proposed at the base of three of the four elevations. Base color is light brown. Trim, window and cornice treatment is dark brown.

The site contains areas for self-serve and business operation vehicle detailing (vacuum stations), and areas for vehicle queuing for the lube and carwash business components.

PROJECT DATA:

APPLICANT: Luke Miller, SolarHut, LLC
PROPERTY OWNER: Rafael Sakellariou
ZONING: Highway Commercial (HWC)
GENERAL PLAN
DESIGNATION: Highway Commercial (HWC)
CURRENT USE (S): Commercial carwash and lube business (Splasherville Express Carwash)
ENVIRONMENTAL
DOCUMENT: Class III Categorical Exemption

STAFF ANALYSIS: New construction of a commercial structure requires Site Plan Review approval by the Planning Commission before a building permit may be issued per Section 10-4-9(C) of City Code. In that an SPR was approved on the project location in 2003, a change to the site’s appearance such as the proposed carport structure is considered a Major Change to SPR 03-03. Major Changes to an approved SPR require Planning Commission approval before the City may issue a building permit for the work.

The request utilizes a base color and pedestal base material that would match that used on the carwash/lube building, meeting Site Plan Review Criteria 10-4-9(G)4(c) regarding the use of quality, durable material that is in harmony with surrounding buildings. The request therefore meets the design criteria.

The project applicant and property owner intend to install photovoltaic solar panels on the roof of the carwash/lube building also. These panels would be screened from view along Broadway due to the building’s existing roof parapet, thus not changing the building roofline or the building character. The building roof mounted solar installation is not subject to Planning Commission review but does require a building permit from the City.

Solar generation by the request would also meet Goal F and Policy F-2 of the General Plan’s Natural, Cultural, and Scenic Resources Section, in that the project would use a non-fossil fuel energy source thus promoting energy and resource conservation.

ENVIRONMENTAL ANALYSIS: The proposed project is exempt from environmental review pursuant to Section 15303(e) (New Construction or Conversion of Small Structures) of the *Guidelines for Implementation of the California Environmental Quality Act (CEQA)*. Section 15303(e) exempts the construction of small structures, including accessory structures such as carports. The project consists of the construction of a carport affixed with solar panels. As a result, the project is exempt from CEQA.

PUBLIC NOTICE: Public notice for the public hearing was published in the Mountain Democrat on December 9, 2016. Written notice was mailed to property owners within 500 feet of the project site on December 8, 2016. To date no public comment has been received.

RECOMMENDATION:

- I. Find that the proposed project is exempt from environmental review per Section 15303(e) [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction of small structures, including accessory structures such as carports. The project consists of the construction of a carports affixed with solar panels, with electricity generation to serve the existing commercial business onsite and the electric grid, as a result the project is exempt from CEQA.
- II. Make the following findings regarding the Major Change project (SPR 03-03-R):
 - A. The project's installation and use of solar panels would promote energy conservation and is therefore consistent with Goal F and Policy 2 of Goal F of the Natural, Cultural and Scenic Resources Section of the General Plan.
 - B. Carport base color and kickplate base material would match that used on the onsite carwash/lube building, therefore meeting Site Plan Review Criteria 10-4-9(G)4(c) regarding the use of quality, durable material that is in harmony with surrounding buildings.
- III. Conditionally approve SPR 03-03-R subject to the Conditions of Approval provided as follows:
 1. Approval. SPR 03-03-R is approved as shown in Exhibit A of staff's January 3, 2017 staff report, and as conditioned or modified below.
 2. Project Location. The Project site is located at 1361 Broadway, Placerville; APN 002-251-20, 002-261-1. SPR 03-03-R approval 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. Expiration. The Project shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless a building permit has been obtained for the work authorized by the Commission prior to the date of expiration.
 5. A construction permit by the Development Services Department is required. Applicant shall submit three complete construction copies of the carport along with associated documents to the Building Division for review and processing.
 6. Revisions: 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.

7. Vehicle parking shall only be permitted where authorized under the approved SPR 03-03, and as amended under SPR 03-03-R.
8. 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.
9. All Conditions of Approval approved by the Planning Commission on September 2, 2003 for SPR 03-03 and CUP 03-01 shall remain in effect and shall be included by reference with the Major Change approval.

ATTACHMENTS:

Exhibit A. Applicant Submittal Package

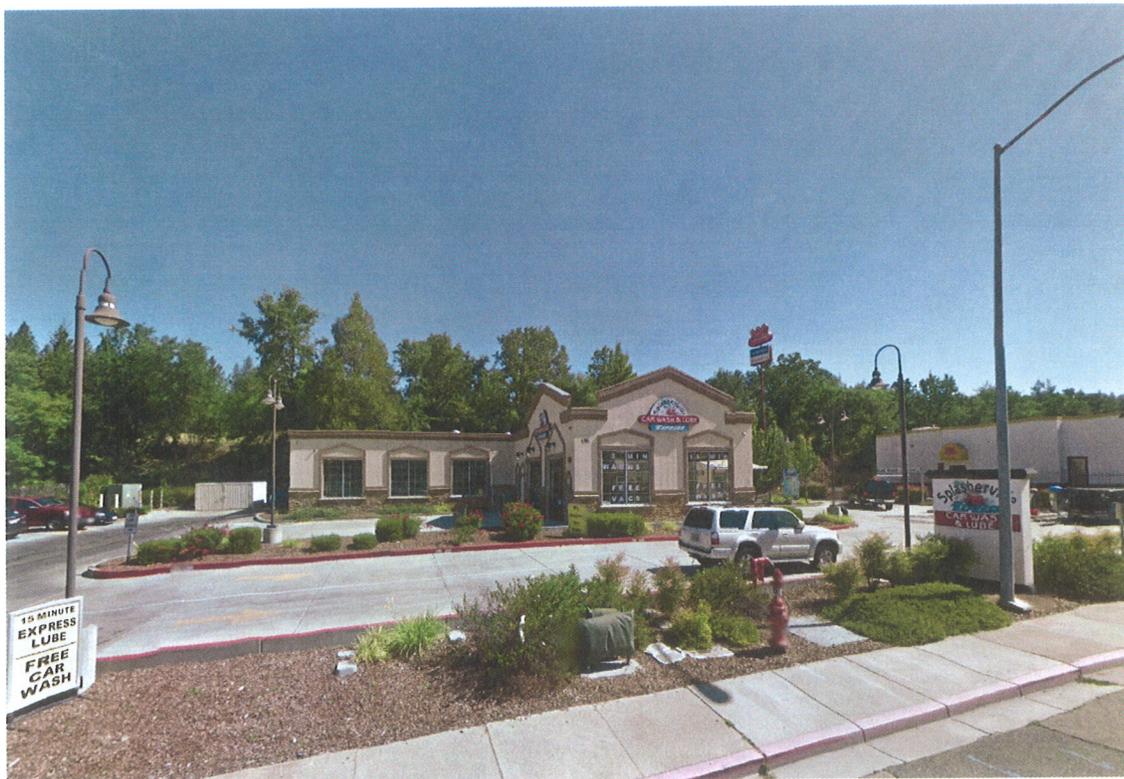
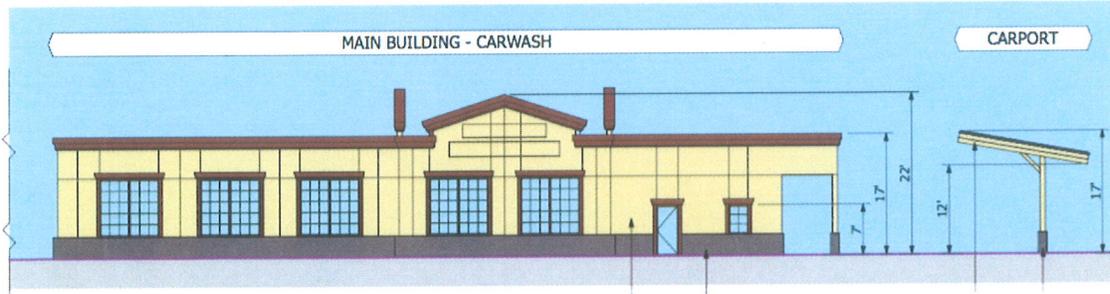
Exhibit B. Minutes of the September 2, 2003 Planning Commission Regular Meeting;
conditions of approval



Andrew Painter, City Planner

Splasherville Express Carwash Solar Carport

1361 Broadway, Placerville, CA 95667



Contractor:
SolarHut, LLC
426 Placerville Drive
Placerville, CA. 95667
530-651-5111
Luke Miller, President

RECEIVED

NOV 17 2016

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Wednesday, November 16, 2016

City of Placerville Planning Commission

Thank you for your consideration Splasherville Express Carwash would like to install a architecturally attractive carport shade structure with a photovoltaic solar roof system at 1361 Broadway. Our project serves two principal benefits: carport structure to serve as a shade structure for the employees during automotive detailing the second, photovoltaic solar panels installed as a roof to generate clean renewable electricity.

Cal OSHA has mandated that all car washes install shade structures for protecting employees who work in direct sunlight and perform automobile detailing.

The photovoltaic solar system will have 30-each high quality solar panels installed on the solar carport that are visible from the street. There will be 70-each high quality solar panels on the main building roof hidden by parapets on the front, side and back of the main building.

The photovoltaic system will create a dramatic reduction in the electricity consumption of the car wash during peak business hours. This is a benefit to the electric grid, business owner and the environment. The carbon footprint reduction will be 23.8 tons per-year or equivalent of planting 2 acres of trees.



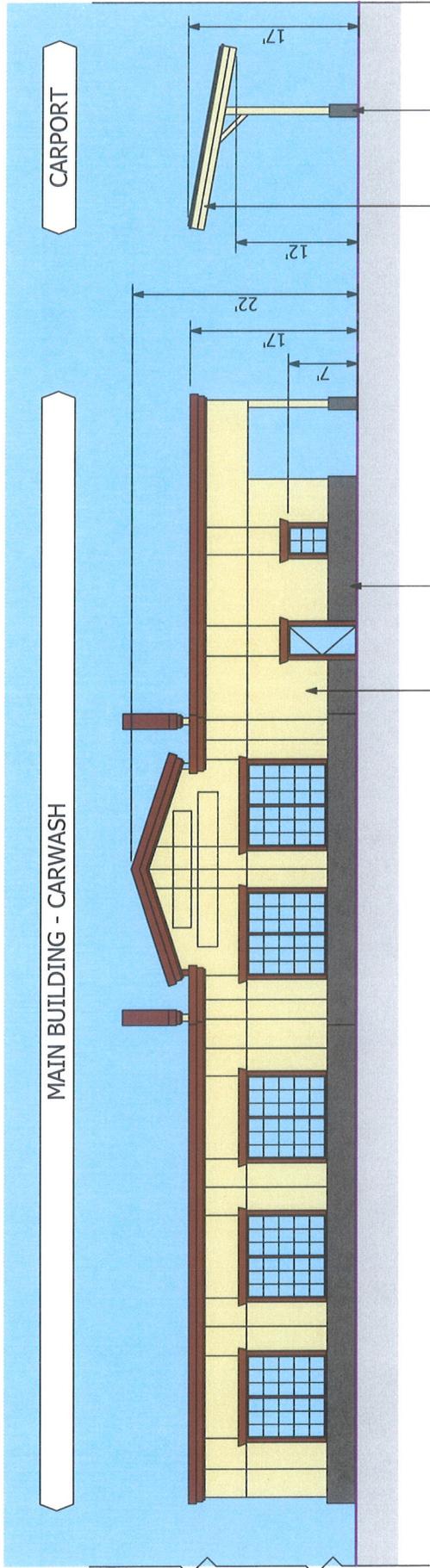
Thank you

RECEIVED

NOV 17 2016

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Funding for this project Will be provided by Igrene WORKS



MAIN BUILDING - CARWASH

CARPORT

22'

17'

7'

12'

17'

Main Building powder-coating

Main Building masonry brick base

Carport Structure powder-coating to match Main Building

Fence (Property Line)

RECEIVED

NOV 17 2016

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Prepared by:

SOLARHUT inc
426 Placerville Dr, PLACERVILLE, CA 95667, Phone: 530-651-5111, License#: 9770970

DRAWN Oct/25/2016

REVISIONS

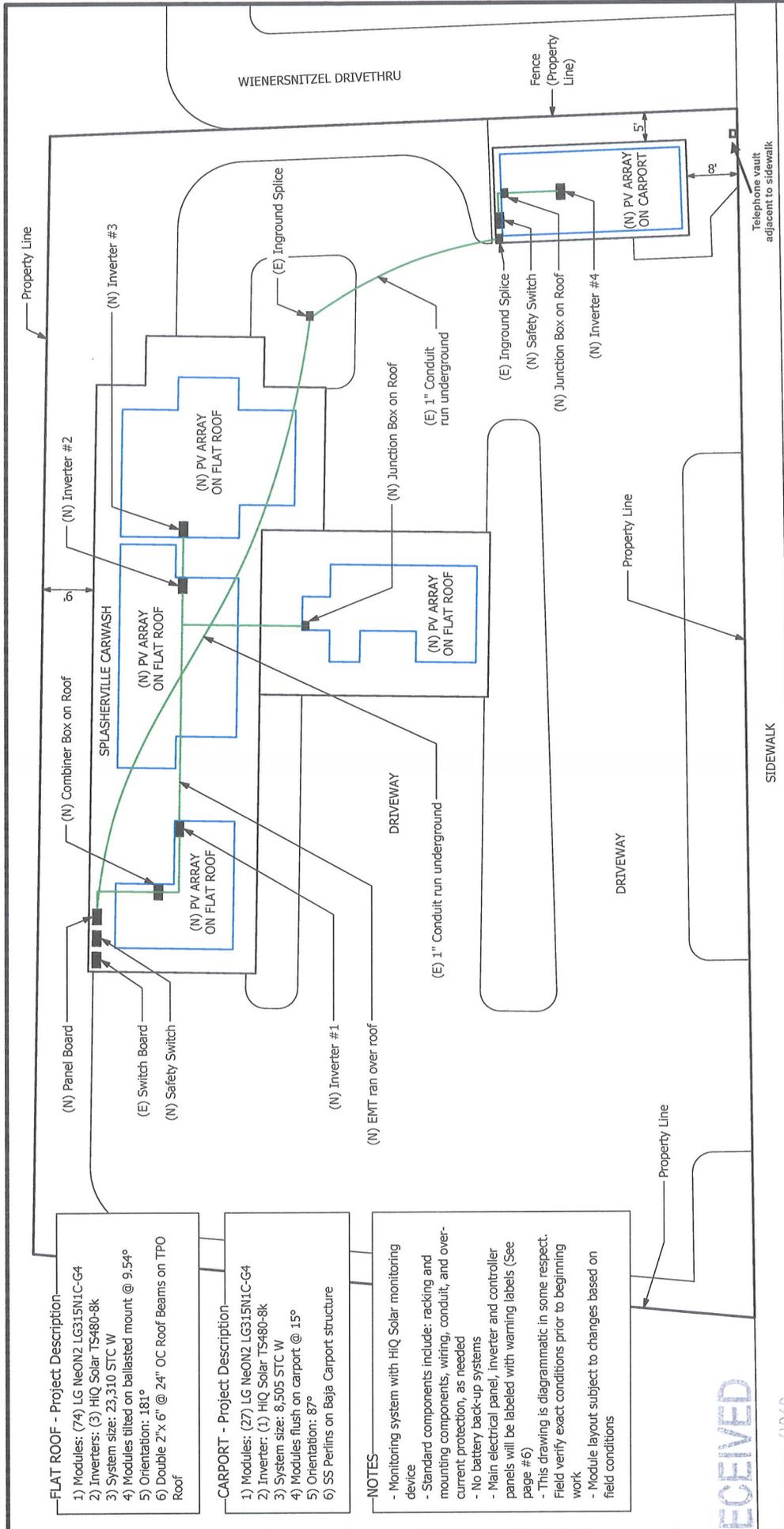
STREET VIEW ELEVATION

SPLASHVILLE CARWASH
1361 BROADWAY PLACERVILLE, CA 95667

SCALE 1"=10'

SHEET 3 OF 20

DISCLAIMER: If any Errors, Discrepancies or Omissions appear in these drawings, specifications or other contract documents; The Owner or General Contractor shall notify the Designer, in writing, of such error or omission. In the event that the Owner or General Contractor fails to give such notice, before construction and/or fabrication of the work, the Owner or General Contractor will be held responsible to the result of any errors, discrepancies or omissions and the cost of rectifying them.



FLAT ROOF - Project Description

- 1) Modules: (74) LG NeON2 LG315N1C-G4
- 2) Inverters: (3) HIQ Solar TS480-8k
- 3) System size: 23,310 STC W
- 4) Modules tilted on ballasted mount @ 9.54°
- 5) Orientation: 181°
- 6) Double 2"x 6" @ 24" OC Roof Beams on TPO Roof

CARPOT - Project Description

- 1) Modules: (27) LG NeON2 LG315N1C-G4
- 2) Inverter: (1) HIQ Solar TS480-8k
- 3) System size: 8,505 STC W
- 4) Modules flush on carport @ 15°
- 5) Orientation: 87°
- 6) SS Perflins on Baja Carport structure

NOTES

- Monitoring system with HIQ Solar monitoring device
- Standard components include: racking and mounting components, wiring, conduit, and over-current protection, as needed
- No battery back-up systems
- Main electrical panel, inverter and controller panels will be labeled with warning labels (See page #6)
- This drawing is diagrammatic in some respect. Field verify exact conditions prior to beginning work
- Module layout subject to changes based on field conditions

SOLARHUT inc 426 Placerville Dr, PLACERVILLE, CA 95667, Phone: 530-661-5111, License#: 970970	
DRAWN Oct/25/2016	SITE PLAN
REVISIONS	SPLASHERVILLE CARWASH 1361 BROADWAY PLACERVILLE, CA 95667
SCALE 1/16" = 1'	SHEET 2 OF 20

Prepared By: _____

BROADWAY
 SIDEWALK
 DRIVEWAY
 DRIVEWAY
 Telephone vault adjacent to sidewalk

RECEIVED
 NOV 17 2016
 CITY OF PLACERVILLE
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DISCLAIMER: If any Errors, Discrepancies or Omissions appear in these drawings, specifications or other contract documents; The Owner or General Contractor shall notify the Designer, in writing, of such error or omission. In the event that the Owner or General Contractor fails to give such notice, before construction and/or fabrication of the work, the Owner or General Contractor will be held responsible for the result of any errors, discrepancies or omissions and the cost of rectifying them.

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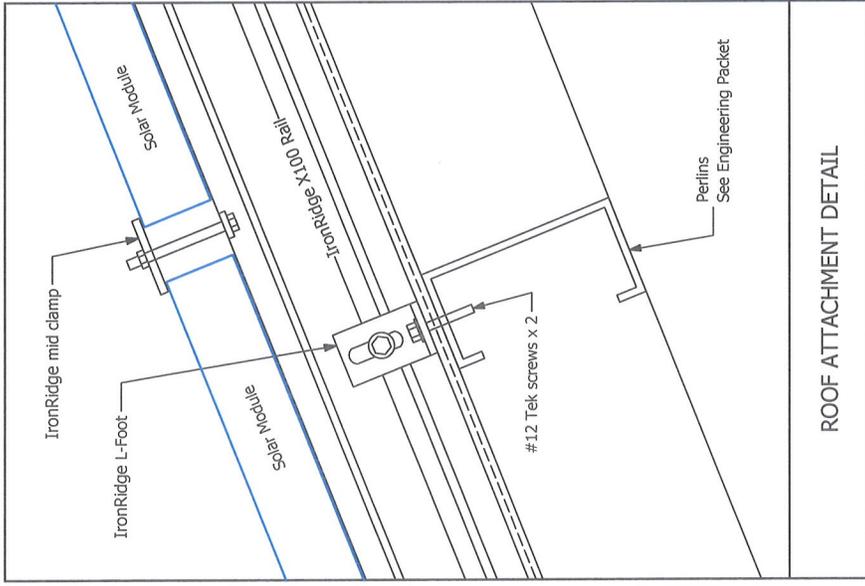
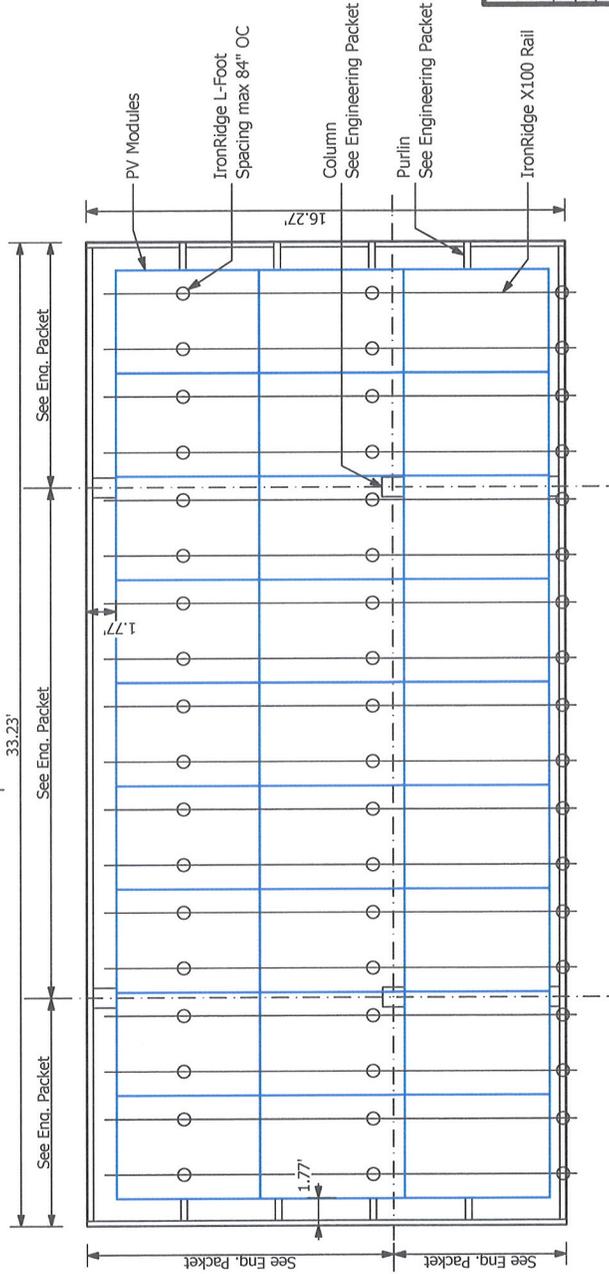
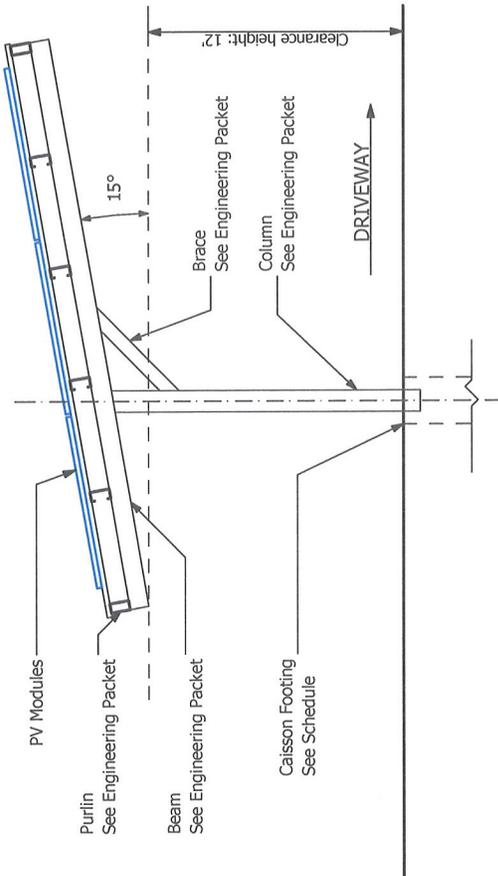
OCT 17 2016

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

**PRE-ENGINEERED
BAJA BRACED SINGLE POST
SOLAR SUPPORT**
NO COMPONENT
SUBSTITUTIONS PERMITTED

NUMBER OF MODULES: 27
3 PORTRAIT ROWS OF 9
NUMBER OF COLUMNS: 2
NUMBER OF PERLINS: 6

(E) Existing
(N) New



Prepared by:

426 Placerville Dr, PLACERVILLE, CA 95667, Phone: 530-651-5111, License#: 970970

DRAWN Oct/25/2016

REVISIONS

SOLARHUT inc
SPLASHERVILLE CARWASH
1361 BROADWAY PLACERVILLE, CA 95667

SCALE 1/4" = 1'

SHEET 5 OF 20

DISCLAIMER: If any Errors, Discrepancies or Omissions appear in these drawings, specifications or other contract documents; The Owner or General Contractor shall notify the Designer, in writing, of such error or omission. In the event that the Owner or General Contractor fails to give such notice, before construction and/or fabrication of the work, the Owner or General Contractor will be held responsible to the result of any errors, discrepancies or omissions and the cost of rectifying them.



CAR WASH & LUBE

FREE WASH

LUBE

TIRE

FREE WASH

LUBE

TIRE

CAR WASH ONLY

OPEN





Wendy's

5 for \$5



CANCELLATION

Wendy's

RECEIVED

File Number: _____

Date Filed: _____

NOV 17 2016

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or Name: Splasherville, LLC
 City: Placerville
 Name of Owner: Rafael Sakellariou Telephone: (916) 936-5844
 Address: 1361 Broadway
 Name of Architect, Engineer or Designer: Ø
 Address: _____ Telephone: _____
 Project Location: _____
 Assessor's Parcel Number(s): 002-261-11-100
 General Plan Designation: Commercial
 Zoning: Commercial
 Property size
 Gross (sq. ft./acre): 0.181
 Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): _____

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

Solar Installation

1. Type of project and description: Solar System 101- each LG panels with H1Q inverters
2. What is the number of units/parcels proposed? 1
3. What is the gross number of units per acre? NA
4. Site Size: _____
5. Square footage of each use: NA
6. Number of floors of construction: NA
7. Amount of off-street parking provided: NA
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.
9. Proposed scheduling: Feb 2017
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: NA
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: city
12. If industrial, indicate type, estimated employment per shift, and loading facilities: NA
13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: Car Wash

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: _____
15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.
16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. _____
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. Commercial

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

X 0 to 10% ___ 11 to 15% ___ 16 to 20% ___ 21 to 29% ___ 30 to 35% ___ Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? NO

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: NA

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map.

NO

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: NA

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way?

NO

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? No

If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: No

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? None

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):

on building

42. What is the distance to the nearest fire station? 0 ft

43. Will the project create any dead-end roads greater than 300 feet in length? No

44. Will the project involve the burning of any material, including brush, trees and construction materials?

No

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? Yes, parcel over backs up to HWY 50

46. What types of noise would be created by the establishment of this land use, both during and after construction? None

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? No

WATER QUALITY

48. What is the proposed water source: EID City of Placerville Well Other

49. What is the water use? (residential, agricultural, industrial or commercial): Commercial

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? NO

If yes, what is the regulatory identification number: _____

Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): No

SEWAGE

53. What is the proposed method of sewage disposal? N/A

Septic System City Sewer Other: _____

54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? NO

56. Will the project reduce or restrict access to public lands, parks or any public facilities? NO

57. Will the project change the L.O.S. on any existing roads? NO

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? NO

59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No

60. Will the project require the extension of existing public utility lines? NO If So, identify and give distances: _____

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No

62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO

63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? NO

64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: No

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

1/15/2016
Date

[Handwritten Signature]
Signature

CD-021-P
02/08

For Wke Miller
president Solar Hot, LLC

MINUTES

**REGULAR MEETING OF THE
PLACERVILLE PLANNING COMMISSION
SEPTEMBER 2, 2003, 7:00 P.M.
TOWN HALL, 549 MAIN STREET,
PLACERVILLE, CALIFORNIA**

A regular meeting of the City of Placerville Planning Commission was held on the above date at Town Hall, 549 Main Street, Placerville, California.

1. CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Community Development Director Calfee who led the Commission in the Pledge of Allegiance.

2. ROLL CALL:

Members Present: *Frenn, Kennedy, Ogdin, Patton

Members Absent: McCormick

Staff Present: Community Development Director Calfee, Associate Planner Painter, Administrative Secretary Veerkamp

Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Kennedy to **nominate Commissioner Patton as Interim Chair for the September 2, 2003, Planning Commission meeting. The motion carried by general consent.**

*Vice Chair Frenn arrived after Roll Call.

3. APPROVAL OF THE MINUTES AND AGENDA:

Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Kennedy to **approve the Minutes for the August 19, 2003, Planning Commission meeting. The motion carried by general consent.**

Commissioner Ogdin made a **motion** that was **seconded** by Commissioner Kennedy to **approve the Agenda for the September 2, 2003, Planning Commission meeting. The motion carried by general consent.**

Interim Chair Patton turned the meeting over to Vice Chair Frenn.

4. ITEMS OF INTEREST TO THE PUBLIC:

(The Planning Commission shall not take action on this item.) **Comments are limited to 3 minutes.** None

5. COMMUNICATIONS:

None

6. ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS:

A. Site Plan Review 03-03 (Big Bear Express Carwash and Lube): A request to build a 4,400 square foot structure, parking and landscaping for the operation of an automotive oil service center and carwash on approximately 0.6 acres located at 1361 Broadway, and approximately 200' west of the intersection of Broadway and Schnell School Road. **Applicant:** Jerry Bearden. **Assessor's Parcel Nos.:** 002:251:20 & 002:261:11. **Zoning:** HWC (Highway Commercial). **(Staff: SC)**

Community Development Director Calfee presented his Memorandum.

The following people spoke regarding this request: Jerry Bearden, Kurt Wagenknecht, Laurel Brent-Bumb.

Commissioner Patton made a **motion** that was **seconded** by Commissioner Kennedy as follows:

1. **Adopt the Staff Report dated June 24, 2003, and make it a part of the public record; and, adopt staff's Memorandum dated August 26, 2003, and make it a part of the public record.**
2. **Receive, approve and file the Mitigated Negative Declaration prepared for this request. The Mitigation Measures stated therein are required conditions of project approval.**
3. **Make the following Findings:**
 - i. **This request is consistent with Chapter 10-4-9, Site Plan Review, which encourages orderly and harmonious development throughout the City while maintaining public health, safety and welfare, and property and improvement values throughout the community through the provision of building, site and other feature designs consistent with the community and the Broadway area as a whole.**
4. **Approve Site Plan Review 03-03, a request to construct a carwash and lube facility on property located at 1361 Broadway, with the following conditions and requirements. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Community Development Department for a determination of appropriate procedures.**
 - A. **The applicant shall comply with the Mitigation Measures stated within the Mitigated Negative Declaration prepared for this project.**
 - B. **Comply with the Engineering Division requirements as stated in the Memorandum dated June 10, 2003, attached to the Staff Report dated June 24, 2003.**
 - C. **Comply with the following El Dorado County Fire Protection District requirements:**
 - i. **Submit Site Plan Review fee of \$50.**
 - ii. **Provide one Mueller Centurion 200 hydrant within 150 feet of all points of the structure. Fire flow is based on building type, size and available water. Fire flow is 4,150 square feet, Type V-N building construction, with an approved sprinkler system is 1,500 gallons per minute for 2 hours at 20 psi.**
 - iii. **Provide high priority Knox access with keys for emergency access.**
 - iv. **Additional requirements may be necessary depending on building construction and use.**
 - D. **Comply with the following Building Division requirements:**
 - i. **Submit three sets of construction drawings and associated documentation (engineering) for plan review and Construction Permit. Construction must meet 2001 Edition Construction Codes.**

E. Comply with the following Planning Division requirements:

- i. Resubmit the Exterior Lighting and Photometric Plan, which more closely conforms to City Code and provide details on the remaining fixtures.**
- ii. Submit a final site, size and species specific Landscaping Plan and detailed Irrigation Plan for final review and approval by the Commission. It is noted that a Landscape Maintenance Agreement is required by Code to maintain landscaping in a healthy and weed-free condition.**
- iii. Hours of operation are limited to between 7:00 a.m. and 8:00 p.m. daily. The Commission may extend hours of operation based upon observed commercial use of the site.**

A poll vote was taken which stood as follows:

AYES: Patton, Ogdin, Kennedy, Frenn

NAYS: None

ABSENT: McCormick

ABSTAIN: None

Vice Chair Frenn announced that **the motion carried, 4 – 0**, and that there is a 10-day appeal period.

B. Site Plan Review 90-11 (Shell Station): A request for a major Site Plan Review amendment to the signage, building and canopy color scheme modifications for the existing Shell gas station and market located at 150 Placerville Drive. **Applicant's Agent:** RHL Design Group, Inc. **Assessor's Parcel Nos.:** 325:120:54. **Zoning:** C, Commercial. **Note:** This request is categorically exempt from environmental review pursuant to Section 15301(e&g) of the California Environmental Quality Act Guidelines. **(Staff: AP)**

Associate Planner Painter presented his Memorandum.

No one spoke regarding this request.

Commissioner Patton made a **motion** that was **seconded** by Commissioner Ogdin as follows:

- 1. Adopt the Staff Report dated July 8, 2003, and make it a part of the public record; and, adopt staff's Memorandum dated August 26, 2003, and make it a part of the public record.**
- 2. Make the following findings:**
 - A. The use of the brighter color scheme proposed would create an image in stark contrast from those which are found in the immediate area.**
 - B. This request is not consistent with the purpose and intent of the Site Plan Review Regulations that are intended to encourage harmonious development of property within the City in that the bright colors proposed for the re-imaging are not in character with the commercial development along Placerville Drive.**
- 3. Disapprove the amendment to Site Plan Review 90-11, a request made by RHL Design Group for the remodeling (re-imaging) of the existing canopy, pump**