



# CITY OF PLACERVILLE PLANNING COMMISSION STAFF REPORT

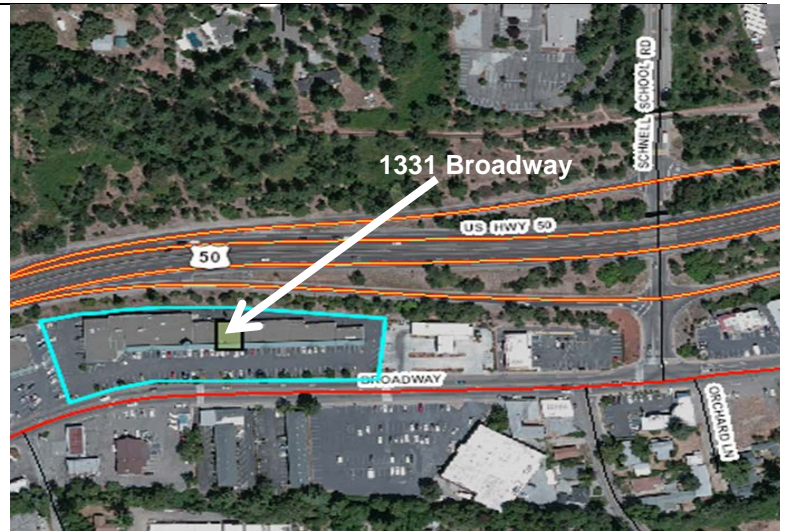
Date Prepared: September 5, 2017

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
Conditional Use Permit (CUP) 17-03	Applicant: Heidi Miller, Acute Consulting, Inc. on behalf of Positive Pizza People, Inc. (dba Domino's) Property Owner: Barber Auto Mall Properties, LP
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
September 19, 2017	1331 Broadway, Placerville; approximately 500 feet west of the intersection of Broadway and Schnell School Road. APN: 002-251-18

## BRIEF SUMMARY OF REQUEST

Request for fast-food restaurant (Domino's) use within the Highway Commercial (HWC) Zone.

The request is categorically exempt from environmental review pursuant to Section 15303(c) of the CEQA Guidelines, involving the conversion of approximately 1,900 square feet of an existing structure from retail/office use to fast-food restaurant use.



MAP SOURCE:  
UGOTNET

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	PROPERTY SIZE
Commercial (C)	Vacant commercial space	North: US Highway 50 East: HWC, retail sales, restaurant, financial services South: C, motel, retail sales, automobile services West: C, fast-food restaurant, El Dorado Sheriff's Dept office, martial arts studio	Existing single story commercial structure, parking, lighting and landscaping	2.14 acres

## STAFF RECOMMENDATION

Approve With Conditions

## GENERAL PLAN AND ZONING ORDINANCE COMPATIBILITY

The project is consistent with purpose and intent of the Highway Commercial designation and Goal C and Policy 8 of the General Plan Land Use Section, in that the proposed fast-food restaurant use would provide a dining option convenient to City residents and the highway traveling public. Exterior changes to the site are limited to a new wall sign. Adequate parking is provided onsite. The use therefore would not be detrimental to surrounding property.

## PROPERTY HISTORY

Subject site is the Broadway Plaza shopping center that was constructed in 1963. Broadway Plaza contains a single-story commercial structure with 24,500 square feet of floor area (EDC Assessor's Records), along with parking, exterior lighting, driveway encroachments, and landscaping and curb and gutter street frontage improvements along Broadway. The vacant floor area was most recently occupied by the Printing Press retail service business.

## ATTACHMENTS

A. APPLICANT SUBMITTAL PACKAGE

B. RECOMMENDED CUP 17-03 CONDITIONS OF APPROVAL

**1. DESCRIPTION OF REQUEST:** A complete description of the project in narrative form and plan documents is provided by the applicant as **Attachment A: Applicant Submittal Package**.

Changes include the demolition of approximately 1,824 square feet of existing commercial office retail/service interior space to accommodate restaurant seating, transaction counter, kitchen and food preparation areas, cold and dry storage. Proposed use would be open seven days a week. Hours of operation would generally be 10:00am to 12:00 midnight Sunday thru Thursday. Friday and Saturday nights the business would close at 1:00am. Twenty-five employees would serve the business use. The Broadway Plaza has existing trash bins located to the rear of the shopping center that this use would utilize.



**1.1 USE** – Proposed use is considered a formula restaurant due to its standardized menus for short order food service. The use therefore meets the City's fast-food restaurant use definition under City Code (Section 10-1-4) as follows:

*Fast-Food Restaurant: Any retail establishment intended to provide primarily short order food service for on-site dining and/or food take-out, including self-service restaurants...; drive-in restaurants; and formula restaurants required by contractual or other agreements to offer standardized menus, ingredients and fast-food preparation."*

Under the Highway Commercial zone regulations (Section 10-5-17(C)2), a fast-food restaurant use is a conditional use requiring a Conditional Use Permit from the Planning Commission prior to initiating the use.

**1.2 TRAFFIC AND CIRCULATION** – The location of the site is within the Broadway Plaza Shopping Center. Trip generation rates (Institute of Transportation Engineers (ITE)) for shopping centers consider retail and non-merchandising facilities such as offices, restaurants, and even recreational facilities. The proposed use would change the occupancy within the area leased by Domino's from a retail service use (Printing Press) to a fast-food restaurant (Domino's). Traffic impact in terms of trip generation rate for the new fast-food restaurant is not expected.

Access to the proposed use and parking lot from Broadway will be from three existing driveway encroachments located on the east and west ends, and in the center of the parking lot. No impacts are therefore anticipated.

## ITEM 5.1.

**1.3 SIGNAGE** – The Domino's lease area (1331 Broadway) has a business frontage of 38 lineal feet along the Broadway Plaza building frontage. One interior illuminated channel lettered wall sign, with "Domino's" sign copy, and domino logo is proposed. Wall sign would be mounted on the building's roof fascia. Other wall signs within Broadway Plaza are predominately individual channel lettered signs that are mounted on the building's roof fascia. Total sign area for the sign copy and logo is 51 square feet. See Images 2 and 3.

Wall signs for commercial uses are regulated under the City Sign Regulations (Zoning Code Section 10-4-17). Sign Regulation maximum wall area for a business with 38 lineal feet of business frontage would be 76 square feet (2 square feet per 1 lineal foot of business frontage). Proposed sign area of 51 square feet is well within the 76 square feet maximum, therefore consistent with the Sign Regulations.

**1.4 PARKING** – The Broadway Plaza has 122 existing parking spaces onsite. The request applicant submitted a parking analysis of existing uses and the proposed use within Broadway Plaza (Attachment A). This analysis is comprised of a table showing City Code parking regulations and ITE Parking Generation of average peak parking demand for the various uses within the shopping center. The analysis shows a parking deficit of 34 spaces for Broadway Plaza under City regulations, but a nearly 48 space surplus when utilizing ITE peak parking demand. This analysis however does not include data for 1327 Broadway, a vacant 3,000 square foot area within the center.

Staff calculated a parking demand for the 3,000 square foot vacant space using the City's parking ratio for a shopping center of one space per 200 square feet of floor area, and used the average peak parking demand ratio for a shopping center under the Institute of Transportation Engineers (ITE) Parking Generation database of 3.76 spaces per 1,000 square feet of floor area. Under City Code, an additional 15 spaces would be required for this vacant space, with an overall adjusted parking requirement of 171 spaces for Broadway Plaza. Under ITE, an additional 12 spaces would be added to the parking analysis for a total adjusted average peak demand of 86 spaces. When using City Code parking regulations the shopping center is under parked by 49 spaces. Using ITE ratio, an over-parked condition for the shopping center of 36 spaces occurs.

Staff supports the use of average peak parking demand for this shopping center with its variety of uses instead of City Code. Existing office uses within the center have a different peak demand during a typical day than do the restaurants at the dinner or evening timeframe. Staff agrees with the applicant that there is a parking abundance for the entire center during the evening hours. Parking for this use should not be detrimental to existing on or off-site businesses and uses.

**2. STAFF EVALUATION** - The following section evaluates project consistency with applicable City General Plan goals, policies and zoning regulations.

**2.1 Consistency with the General Plan and Zoning Regulations** - The Commission may grant the conditional use permit request when they make findings that such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the City's General Plan, and are not detrimental to surrounding property.

The purpose of the Highway Commercial land use designation is to provide freeway-oriented uses, such as fast-food restaurants, and other uses which are necessary and convenient to the traveling public.

Placerville General Plan Land Use Element Goal C states, "To protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors."

Implementation of this Goal C is achieved in part under Policy 8 that states:

Policy C. 8. "The City shall limit highway commercial uses to areas near Highway 50 interchanges, subject to their compatibility with adjacent areas."

The fast-food restaurant use request would be located approximately 500 feet west of the intersection of Broadway and Schnell School Road, immediately south and adjacent to U.S. Highway 50. The use would utilize an existing, vacant and commercially designated and classified storefront and floor area within the Broadway Plaza shopping center containing adequate parking to accommodate all uses within the shopping center. This use would provide a dining convenience opportunity for residents of the City, surrounding area, and the US 50 highway traveling public. This conditional use request would therefore be consistent with this Policy C.8 and the Highway Commercial zone.

Proposed exterior wall sign and logo total 51 square feet of sign area that is well below the 76 square feet maximum authorized under the City's Sign Regulations. Signs therefore are consistent with the Sign Regulations.

**2.2. Environmental Assessment** - Staff has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to Section 15303(c) of the California Environmental Quality Act Guidelines, in that the request would involve the conversion of approximately 1,824 square feet portion of an existing structure from a retail/office, retail service use to a fast-food restaurant where only minor modifications are made to the exterior of the structure with the installation of a new wall sign. This exemption includes conversions of existing structures from one use to another where only minor modifications are made to the exterior.

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**3. PUBLIC NOTICE AND COMMENT** - Public notice was published in the Mountain Democrat and mailed to property owners within 500 feet of the project location. No public comment has been received as of the preparation date of this report.

The City's Building Division will require a building permit for the fast-food restaurant tenant improvement. The request applicant has submitted for plan review for this building permit but issuance is contingent upon Planning Commission approval of the conditional use.

**4. CONCLUSION AND RECOMMENDATION** - The request as analyzed and conditioned in this staff report is consistent with the Highway Commercial General Plan land use designation and zoning classification. Staff recommends that the Planning Commission take the following action:

- I. Make the following Findings of Fact:
  - A. The project is exempt from environmental review pursuant to Section 15303(c) of the California Environmental Quality Act. This exemption includes conversions of existing structures from one use to another where only minor modifications are made to the exterior of the structure.
  - B. The fast-food restaurant use request is consistent with Placerville General Plan Land Use Element Goal C and Policy 8, in that it would be located approximately 500 feet west of the intersection of Broadway and Schnell School Road, immediately south and adjacent to U.S. Highway 50; the use would utilize an existing, vacant and commercially designated and classified storefront and floor area within the Broadway Plaza shopping center containing adequate parking to accommodate all uses within the shopping center; this use would provide a dining convenience opportunity for residents of the City, surrounding area, and the US 50 highway traveling public.
- II. Approve Conditional Use Permit 17-03, subject to the Conditions of Approval provided as Attachment B.

**The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.**

#### **ATTACHMENTS**

- Images 2 and 3
- A. Applicant Submittal Package
  - B. Conditional Use Permit (CUP) 17-03 Conditions of Approval
-



**Image 2. Proposed Domino's Exterior Signs**

1331 Broadway  
Placerville Ca. 95667

ELEVATION
Flush Mounted Channel Letter and Logo Set

**SQFT**  
**51**



MAKERS OF HIGH QUALITY SIGNS SINCE 1989

205 W. Tulare Ave. Office (559) 713-1136  
Visalia, CA. 93277 Fax: (559) 713-2355  
email: visaliasigns@yahoo.com  
Lic: 8008433  
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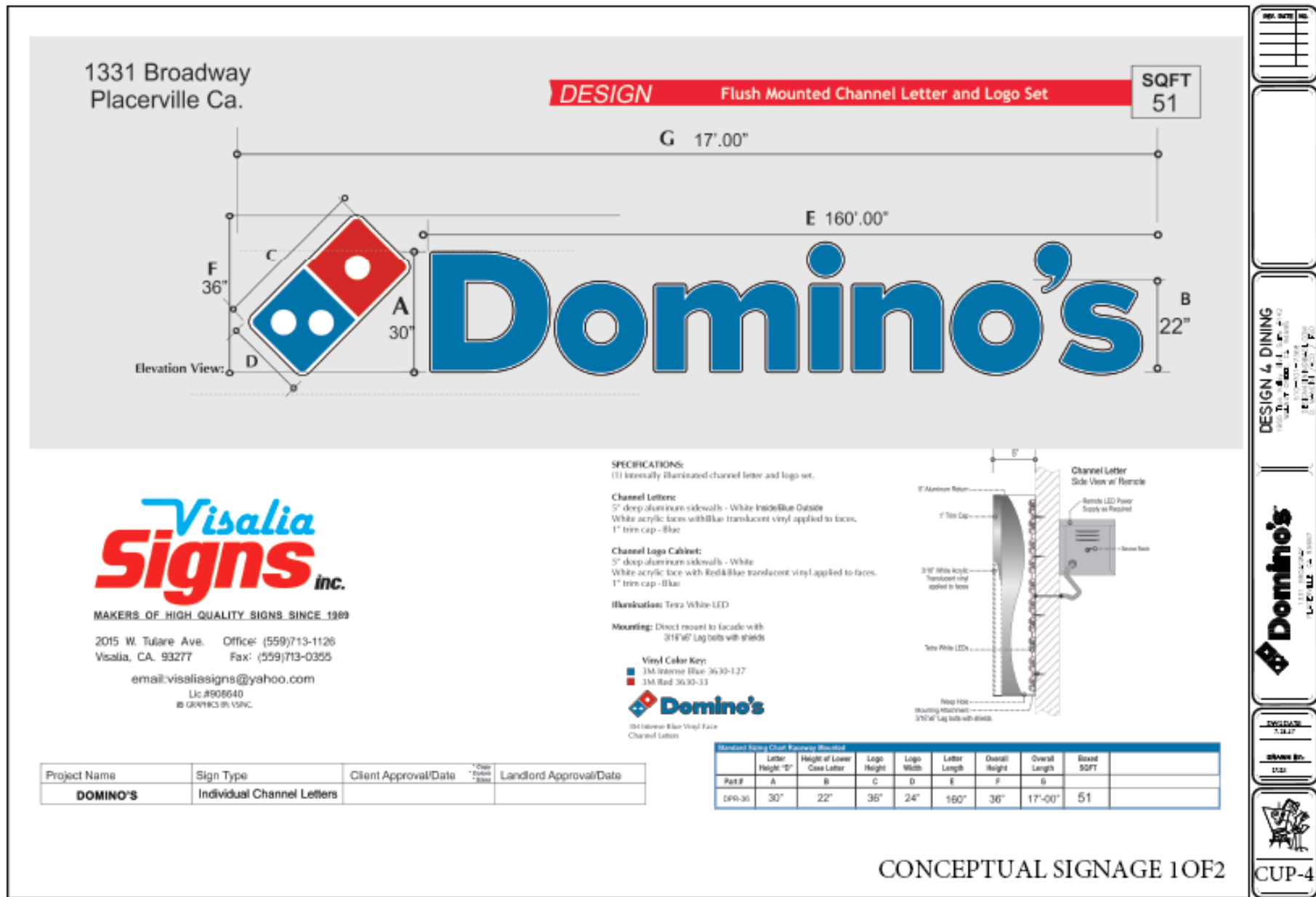




Project Name	Sign Type	Client Approval/Date	* Copy * Colors * Sizes	Landlord Approval/Date
<b>DOMINO'S</b>	Individual Channel Letters			

CONCEPTUAL SIGNAGE 2 OF 2

Image 3. Proposed Domino's Exterior Wall Sign Elevation



ATTACHMENT A

APPLICANT SUBMITTAL PACKAGE



RECEIVED

July 24, 2017

AUG 09 2017

City of Placerville, Planning Department  
City Hall 3101 Center Street,  
Placerville, CA 95667  
Attn: Pierre Rivas / Andrew Painter c/o Lynne Hunter 530-642-5252  
apainter@cityofplacerville.org

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT

RE: Conditional Use Permit Application  
Domino's Pizza  
1331 Broadway, Placerville, CA 95667  
APN: 002-251-18  
Zoning: Commercial Zone - Highway Commercial (HWC)  
Tenant Space approx 1,824sf  
37 Seats  
1000sf Floor Area (non-customer area)

**Tenant/Applicant:**

Positive Pizza People Inc. dba Domino's Pizza  
3220 Cathedral Circle, Stockton, Ca. 95212  
Craig Turner 209-619-2411  
cturner369@aol.com

**Building Owner:**

Barber Auto Mall Properties, LP  
250 Dittmer Road  
Fairfield, CA 94534

**CUP Application Contact:**

Acute Consulting, Inc.  
Attn: Heidi Miller  
29 Orinda Way #1267  
Orinda, CA 94563  
o. 925 818-4132 f. 925-871-4041  
Heidi@Acute-Consulting.com

Dear City of Placerville Planning Department:

We would like to introduce our proposal for a new Domino's Restaurant located at 1331 Broadway, Placerville, CA 95667 which was previously a printing shop and is now currently a vacant space. The proposal is an existing 1,824sf space in The Broadway Plaza a safe well-lit area off of Broadway in Placerville.



Dominos' Restaurants are made up of independent franchise owner-operators who accounted for over 96% of the Domino's Pizza stores as of 2013. Founded in 1960, Domino's Pizza is the recognized world leader in pizza delivery, with a significant business in carryout pizza. They have now revamped their design, service and menu and this particular Domino's Pizza location is unique in that it is part of the new "Pizza Theater" concept. Not only does the new Pizza Theater concept offer a wide variety of fresh new menu items including artisan selections for lunch and dinner, it additionally will provide dining for up to 37 in house guests, viewing room where guest can watch the dough and pizza being made, kids area, friendly atmosphere and new improved signage creates a friendly welcoming atmosphere for guests. Local neighbors may enjoy in house dining as well as delivery to those who prefer to relax at home or elsewhere. Domino's pizza is known to be well-liked, desired establishment and our proposal is anticipated to be embraced by the residence, lodging guests and visitors to the neighborhood. Our proposal in this location will enhance the neighborhood as it is limited, yet a desired service by guests, locals and contributes to the vitality and diversity of the area. Please see below information regarding our proposal:

#### **Property History:**

This is a locally well managed center with a variety of services offered. Although a well occupied center the current location is vacant at this time. Vacancies in a building/neighborhood is potentially harmful to the success of surrounding businesses, neighborhoods and invites crime. This proposed restaurant will fill a vacancy and offer a nice service to guests. It intends to invite people to patronize this business as well as surrounding businesses.

#### **Placerville Dominos Owner History:**

I the owner have been in the restaurant business for several years, am extremely knowledgeable of the business, thus have history of being a responsible, professional business person and intend to continue to provide a well-managed safe, enjoyable business at the proposed location. I currently own several Dominos locations which are successful, have no incidents and are known to provide great service with a personal touch.

We are a hands on team and are making all efforts to have a positive impact, create a great relationship with neighboring business, residents and guests going forward.

#### **Hours of Operation:**

Hours may vary yet are anticipated to be Sunday thru Thursday approx 10:00am – 12:00am. Friday and Saturday our operating hours will be approx 10:00am – 1:00am.

The busiest hours of Dominos operations are from 6-10 pm.

#### **Employees:**

We intend to start with hiring approx 25 new employees. Total number of employees per shift are anticipated to be 4 employees during the day and 10 employees on evening shifts.

We intend to hire local people.

### **Service:**

Guests will order and pay at the counter then sit down and relax till their meal is ready.

### **Security:**

We have very strict and well thought-out security measures in place for the safety of our employees and guests.

We will have security cameras situated in various locations, will never have more than \$75.00 in the register at one time, we have a secure safe on site which includes a 10 minute safety delay.

Drivers will never carry more than \$20 on the way to a delivery, are required to call back before leaving and stay in contact while on a delivery per requirements.

All employees are carefully trained in safety and security.

### **Supplies Delivery**

We will receive deliveries of fresh food and goods approximately 3 times a week.

### **Trash Management**

We will have approx 3 trash cans inside dining area for our guests. Experience from our other locations has shown that we generate very little trash.

Trash will be emptied and brought to the existing bin on the property once a day at the end of the day during evening cleaning of the restaurant.

To go orders and in house dining will be served with disposable boxes and/or dishes.

The disposable serving items we provide create minimal trash. To go orders will be disposed of at the guest's personal locations as deliveries additionally limit trash to the area.

Minimal oil is present as pizza preparation generates very little or no grease and we do not have any deep fat frying.

I as the owner along with my manager and employees intend to be responsible, will run a proper Class A Business, will monitor trash in the area carefully and maintain a clean environment.

### **Entertainment:**

We will not have any live music yet may offer light recorded music and/or TV's for games or cooking channels for the viewing enjoyment of our guests.

**Alcohol:**

We do not serve any kind of Alcohol.

**Improvements:**

Interior: We intend to substantially upgrade the interior of the space and it will be maintained going forward. Designing the new Pizza Theatre Concept has 37 seats, including decorations, kids area, a viewing room with clear sneeze guards so guests and children can step up to watch the pizza dough being stretched, tossed and pizzas being made with toppings all with a welcoming friendly atmosphere. Will include new commercial kitchen and ADA restroom. Interior tenant improvements will be applied for simultaneously under separate permit.

Exterior: No building elevation, landscaping or footprint exterior changes are anticipated

Signage: Signage will be the new Dominos cube classy signage. Signage will be submitted under separate permit yet has been attached for your reference.

**Parking:**

The busiest hours of Dominos operations are from 6-10 pm which is when parking availability is the most abundant thus will help minimize parking requirements.

The location is approximately 1,824 sf of space with 37 seats offered. There is currently more than adequate parking available as the centers lot has low traffic.

**General Findings:**

We do not intend to be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area of our proposed use or be detrimental or injurious to property of the adjacent properties, the surrounding area, neighborhood or the general welfare of the city by any means. The business will be contained within the property lines and managed professionally.

A restaurant pizza business in this location is intended to enhance the neighborhood as it is limited, yet a desired service, intends to compliment the community and will provide a variety of desired goods in this location. This project does not create a new development to the area yet an additional service.

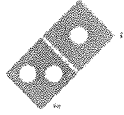
The present street frontage of the district will not be interrupted as this building is existing and there will be no changes to the footprint of the building under this application and will maintain the current continuity of retail or compatible service and will not interrupt the continuous wall of building facades.

The proposed business is intended to stay in line with and compliment the look and design of adjoining and adjacent neighborhoods.

We appreciate your time in reviewing our project and look forward to discussions on July 13<sup>th</sup>  
Planning Commission Meeting.

D. S. 7/11

Regards,  
Craig Turner  
Dominos, Placerville



Attached:

CUP Application

Narrative and Operations Info above

Plans to include:

- Cover Sheet

- Site Plan

- Existing and Proposed Floor Plans (Interior TI construction plans under separate permit)

- Parking Analysis

- Conceptual Signage

- Photos Existing Site



## Parking Analysis

Domino's Pizza, 1331 Broadway, Placerville, CA 95667

APN: 002-251-18

Name of Business	Address/Space	Use	Square Footage	# Seats	Placerville City Code		ITE Parking Generation	
					Parking Ratio	Spaces Required	Parking Ratio Per 1000 gross	Spaces Required
Foothill Taekwondo	1319 Broadway	General Studio	3200		1 per 200	16.00	5.9	18.88
Subway	1329 Broadway	Fast Food/Drink	1500	30	1per 50sf/1000 FA-1per 4 seats	27.50	8.2	12.3
Domino's Pizza	1331 Broadway	Fast Food/Drink	1824	37	1per 50sf/1236 FA-1per 4 seats	33.97	8.2	14.9568
El Dorado County Office	1323 Broadway	Office	5020		1 per 200sf	25.10	2.84	14.2568
Vacant	1327 Broadway	Vacant	3000		0.00	0.00	0.00	0.00
El Dorado County Office	1337 Broadway	Office	1000		1per 200sf	5.00	2.84	2.84
Golden Dragon Restaurant	1341 Broadway	Restaurant	4000	79	1 per 4 seats	19.75	0.53	2.12
Accurate Tax Office	1345 Broadway	Office	3581		1 per 200sf	17.91	2.04	7.30524
La Palmita Restaurant	1349-1351 Broadway	Restaurant	900	34	1 per 4 seats	8.50	0.53	0.477
Accurante Tax Office	1353 Broadway	Office	450		1 per 200sf	2.25	2.04	0.918
PLEASE SEE ATTACHED PAGE CUP-3 FOR PARKING SITE PLAN Parking Analysis Provided 8-7-17					Totals	156	Totals	74.1
					Spaces Provided	122	Spaces Provided	122
					Difference	34	Difference	-47.95

PLEASE SEE ATTACHED PAGE CUP-3 FOR PARKING SITE PLAN

Parking Analysis Provided 8-7-17

RECEIVED  
AUG 09 2017  
CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

CITY OF PLACERVILLE  
PLANNING APPLICATION  
**RECEIVED**

AUG 09 2017

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Date: 8/9/17  
Zoning: HWC/A GP: \_\_\_\_\_  
File No: CLP 17-03  
Filing Fee (PZ) \$ 700.00  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: 3462

**REQUEST FOR:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                        | <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Certificate of Compliance                     |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Environmental Assessment   | <input type="checkbox"/> Environmental Impact Report                   |
| <input type="checkbox"/> Final Subdivision Map             | <input type="checkbox"/> General Plan Amendment     | <input type="checkbox"/> General Plan Consistency                      |
| <input type="checkbox"/> Historic District Review          | <input type="checkbox"/> Landscape Plan Review      | <input type="checkbox"/> Minor Deviation                               |
| <input type="checkbox"/> Planned Development Overlay       | <input type="checkbox"/> Preliminary Plan Review    | <input type="checkbox"/> Sign Package Review / Amendment               |
| <input type="checkbox"/> Site Plan Review                  | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit                          |
| <input type="checkbox"/> Tentative Parcel Map              | <input type="checkbox"/> Tentative Subdivision Map  | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: REQUEST FOR FAST-FOOD RESTAURANT WITH IN THE HIGHWAY COMMERCIAL ZONE (HWC) PFL SECTION 10-S-17C)2.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

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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 Positive Pizza People Inc. dba Domino's  
MAILING ADDRESS 3220 Cathedral Circle  
Stockton, Ca. 95212  
PHONE 209-619-2411  
EMAIL cturner369@aol.com

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

NAME Acute Consulting, Inc.  
MAILING ADDRESS 29 Orinda Way #1267  
Orinda, CA 94563  
PHONE 925-818-4132  
EMAIL Heidi@Acute-Consulting.com

HEIDI MILLER

**PROPERTY OWNER(S)**

NAME Barber Auto Mall Properties, LP PHONE \_\_\_\_\_  
MAILING ADDRESS 250 Dittmer Road, Fairfield, CA 94534  
EMAIL ADDRESS \_\_\_\_\_

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

NAME Maxwell Beaumont / Design 4 Dining PHONE 510-701-7368  
MAILING ADDRESS 1966 Tice Valley Blvd #142, Walnut Creek, CA 94595  
EMAIL ADDRESS Heidi@Acute-Consulting.com  
I have notified the mortgage holder, which is: \_\_\_\_\_

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

STREET ADDRESS 1331 Broadway, Placerville, CA 95667  
ASSESSOR'S PARCEL NO.(S) APN: 002-251-18  
Above described property was acquired by owner on \_\_\_\_\_  
Month Day Year

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.

No restrictions.

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.

<u>D. S. Turner</u>	Craig Turner	7-31-17
Applicant's Signature	Printed Name of Applicant(s)	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.

<u>Ron Barber</u>	<u>RON BARBER</u>	<u>8-3-2017</u>
Signature of Property Owner	Printed Name of Property Owner	Date

Signature of Property Owner	Printed Name of Property Owner	Date
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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). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the 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.

No further requirements.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

RECEIVED

AUG 09 2017

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Enclosed are the forms for filing a

**CONDITIONAL USE PERMIT APPLICATION**

- (1) Application forms - one (1) is enclosed - Please complete and file with this office.
- (2) Instructions: If you have any questions, please contact this office:

Planning Division  
Development Services  
City of Placerville  
3101 Center Street  
Placerville, California 95667

Telephone: (530) 642-5252  
Fax: (530) 295-2510

Briefly, the following properly completed documents are required for the filing of this application:

Application form - One (1) copy

Plot Plan - 15 copies

Environmental Assessment Forms Packet (to be completed and submitted with application)

Other documents and/or concurrent applications may be required. Contact the Planning Division for more information.

Fee: \$700.00 \_\_\_\_\_



Before filling out application please read

**"REQUIREMENTS FOR FILING APPLICATION FOR CONDITIONAL USE  
PERMIT"**

- (A) REQUEST: The Applicant requests a CONDITIONAL USE PERMIT to USE the above described property for the following purposes: (Use this space ONLY to state exactly what is intended to be done on, or with, the property which does not conform with existing zoning regulations. IF a building is involved, a sketch of plan with photographic or other suitable description may accompany this application.)

**Use of Pizza Restaurant.**

Please attached detailed operations/findings letter and plans for restaurant.

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State fully wherein your case conforms to the following requirements:

1. That such use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.

This building is existing. Proposed use of Pizza Restaurant is in harmony with surrounding elements, objectives, will compliment the area and is anticipated to be a desired and welcomed service to the neighborhood.

Please attached detailed operations/findings letter and plans.

---

2. That the site for the intended use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

The building is existing and the footprint or exterior will not be changed.

The current vacant space is of adequate size/shape to accommodate proposed use and there are no obstacles anticipated.

Please attached detailed operations/findings letter and plans.

---

3. That the granting of such Conditional Use Permit and the proposed use of the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.

The location is in a well designed and circulated area for traffic located close to the highway and welcomes guests.

The proposed use is not anticipated to increase traffic in the area beyond the capacity of existing streets and highway.

4. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

The building is existing and the proposed use will fit in well and not be detrimental to the public health, safety and general welfare, or injurious to the property or improvements in vicinity and zone of location.

Please attached detailed operations/findings letter and plans.

I, Craig Turner, hereby acknowledge that the above information is true and correct.

D.S. Turner

Signature

7-31-17

Date

Signature

Date

VICINITY MAP

SITE PLAN1/16" = 1'

PROJECT DATA DESCRIPTION

APPLICATION MINOR CUP - FOR PIZZA RESTAURANT USE

ZONE:COMMERCIAL ZONE - Highway Commercial (HWC)

APN:002-251-18

Facility Area:1824 SQUARE FEET

Building Lot:2.14 ACRES

Construction Type: #III-B

of Stories: Sprinkler1

System:N0

Occupancy: ExitsB

Required:ONE

Occupant Load:45

Previous Use:PRINTING BUSINESS

Proposed Use:DOMINO'S PIZZA

OCCUPANCY LOAD FACTOR CHART

ROOM(S)	USE	OCCUPANCY GROUP	OCCUPANT LOAD FACTOR (OLF)	SQUARE FOOTAGE (SQ. FT.)	OCCUPANT LOAD OL=(SQ.FT.)/(OLF)
CUSTOMER AREA	DINING/ TAKE OUT	B	15	588	37/39
KITCHEN /PREP	KITCHEN/ STORAGE	B	200	877	4
UNUSED AREA	-	-	-	86	-
STORAGE	STORAGE	B	300	178	2
RESTROOM/HALL	ALL OTHERS	B	N/A	181	-
TOTAL				1910	45

PROJECT TEAM

PROJECT MANAGER  
MAIN CONTACT

Acute Consulting, Inc.  
29 Orinda Way, #1267 Orinda, Ca. 94563  
Heidi: 925-818-4132 heidi@acute-consulting.com  
Mark: 925-984-6548 mark@acute-consulting.com

OWNER

Positive Pizza People Inc. dba Domino's Pizza  
3220 Cathedral Circle, Stockton, Ca. 95212  
Craig Turner 209-619-2411  
cturner369@aol.com

BUILDING OWNER:

Barber Auto Mall Properties,  
LP 250 Dittmer Road  
Fairfield, CA 94534

ARCHITECT

Maxwell Beaumont Design4Dining  
1966 Tice Valley Blvd., Suite #142  
Walnut Creek, Ca. 94595 Richard  
Oblander Design4Dining@aol.com

CONTRACTOR

MJM Construction  
219 Clifden Drive, So San Francisco, CA 94080  
Michael Mendoza 650-291-1133  
MichaelConstruction22378@gmail.com  
Lic# 100782

BUILDING CODES REFERENCE ONLY

All work shall conform to all applicable codes, ordinances and regulation as prescribed  
Codes shall include but not necessarily limited to:

2016 CALIFORNIA BUILDING CODE.  
2016 CALIFORNIA ELECTRICAL CODE.  
2016 CALIFORNIA MECHANICAL CODE.  
2016 CALIFORNIA PLUMBING CODE.  
2016 CALIFORNIA EXISTING BUILDING CODE. 2016 CALIFORNIA FIRE CODE.  
2016 CALIFORNIA ENERGY CODE.  
Federal and State disabilities Guidelines and Regulations

And any Other Regulations, Codes or Ordinances as amended By the State of California and the City of PLACERVILLE, that are applicable to this project.

SHEET INDEX

CUP - 1 COVER SHEET  
CUP - 2 FLOOR PLANS  
CUP - 3 PARKING SITE PLANS - PROPERTY LINE  
CUP - 4 CONCEPTUAL SIGNAGE 1OF2  
CUP - 5 CONCEPTUAL SIGNAGE 2OF2  
CUP - 6 PHOTOS OF EXISTING BUILDING AND SURROUNDINGS

ATTACHMENTS:  
  
- APPLICATION  
- OPERATIONS AND FINDINGS LETTER  
- PARKING ANALYSIS TABLE

SCOPE OF WORK - MINOR CUP

SUBMITTAL OF MINOR CUP FOR NEW DOMINOS PIZZA RESTAURANT.

NO EXTERIOR CHANGES TO BUILDING OR FOOTPRINT PROPOSED

INTERIOR TI UNDER SEPERATE PERMIT SIMULTANEOUSLY - SUBMITTED 7.12.17

REV. DATE

NO.

BEAUMONT & ASSOCIATES  
MAXWELL A. BEAUMONT, ARCHITECT  
EMERYVILLE, CALIFORNIA  
(510) 701-7368  
DESIGN4DINING@AOL.COM

DESIGN 4 DINING  
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WALNUT CREEK, CA. 94595  
510-701-7368  
DESIGN4DINING@AOL.COM  
D. MANCINI, /ACD / FSD

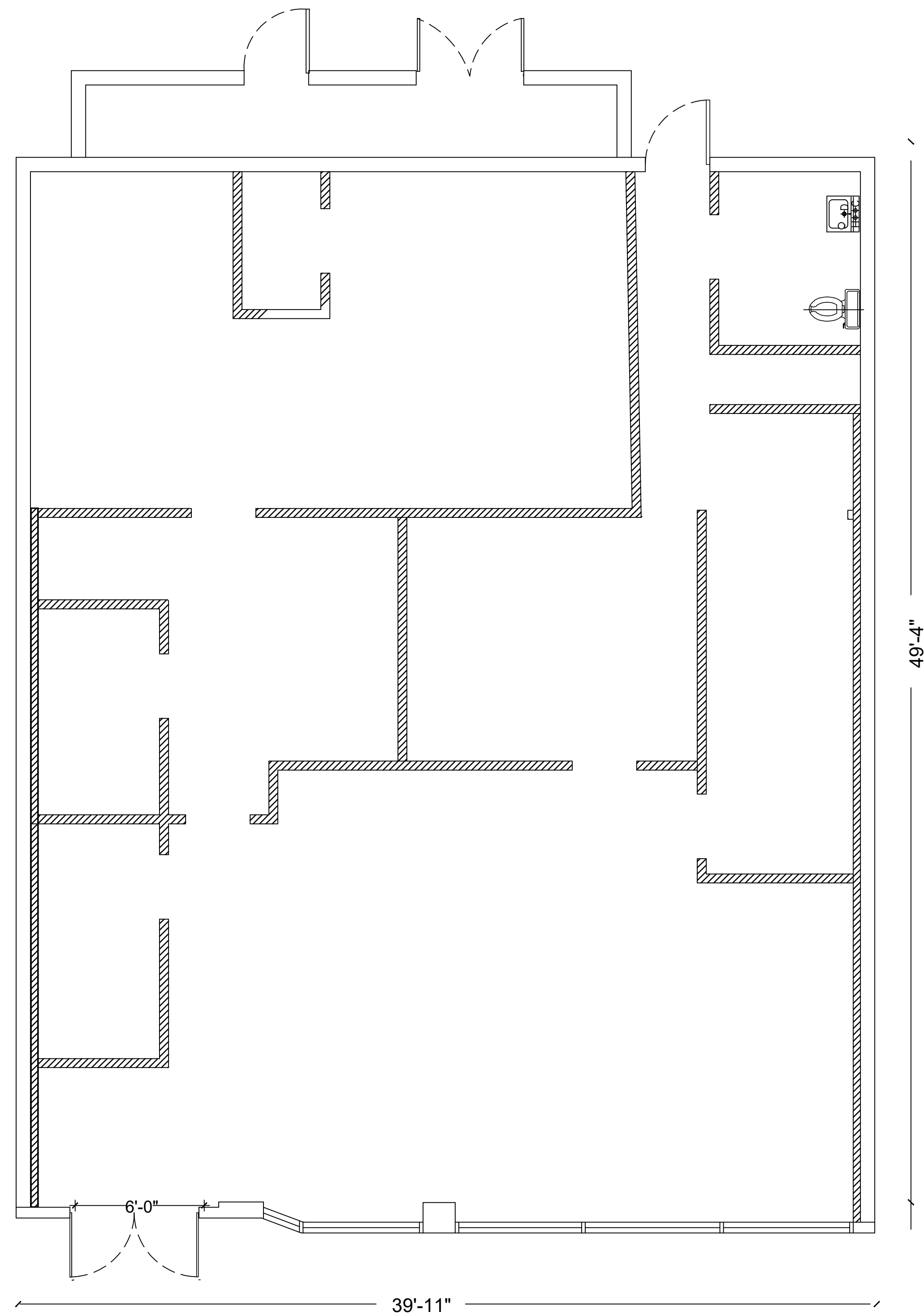
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7-24-17

DRAWN BY:  
HM

CUP-1

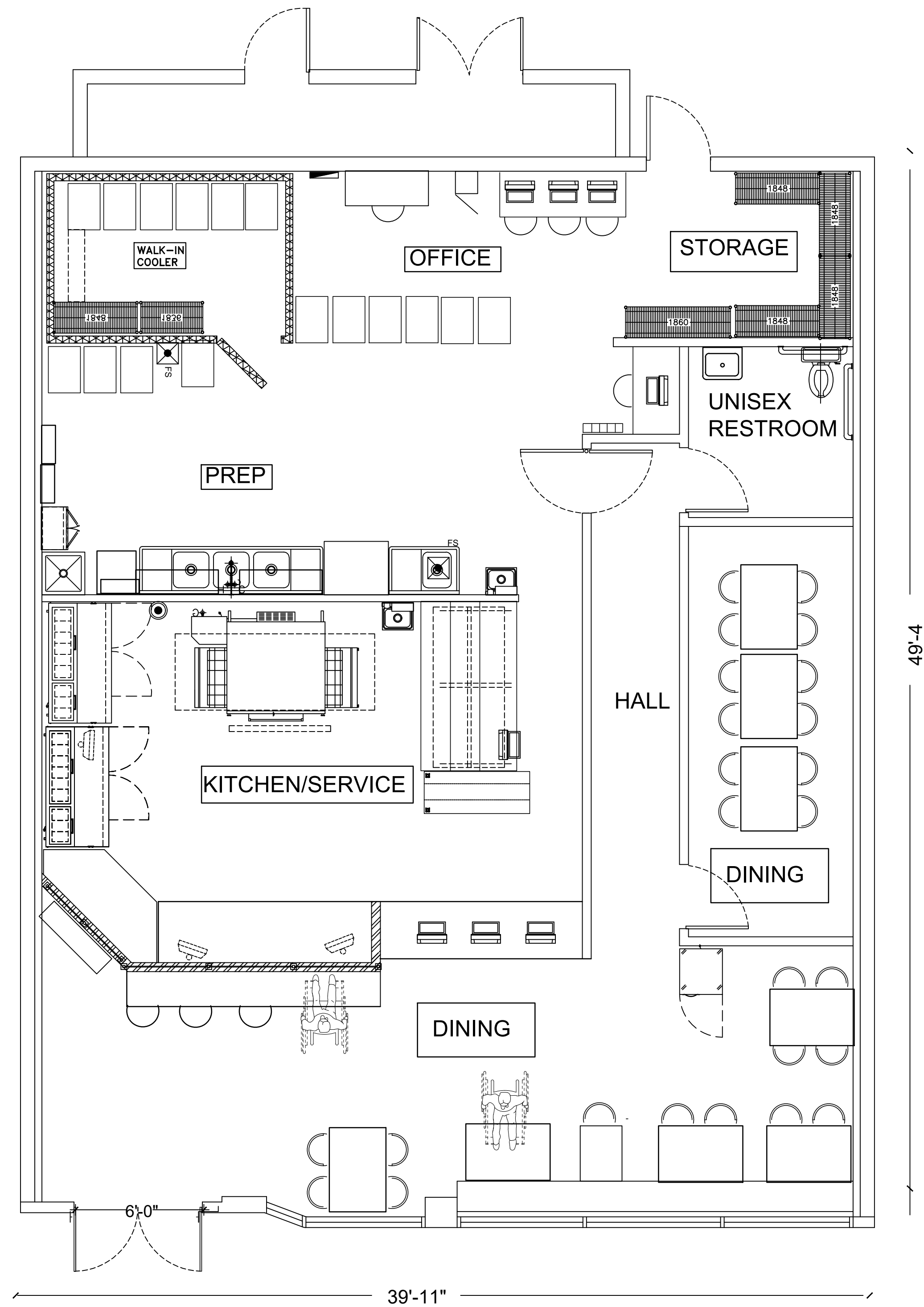
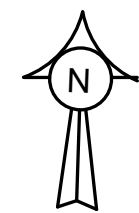
COVER SHEET





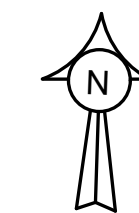
EXISTING INTERIOR FLOOR PLAN

SCALE: 1/4" = 1'-0"

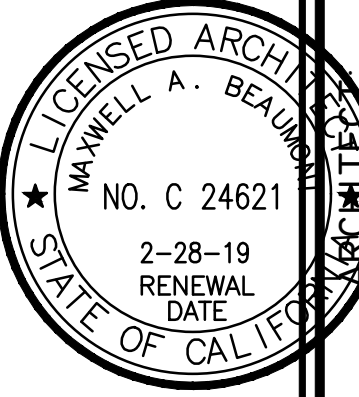


PROPOSED INTERIOR FLOOR PLAN  
UNDER SEPERATE SIMULTANEOUS TI PERMIT

SCALE: 1/4" = 1'-0"

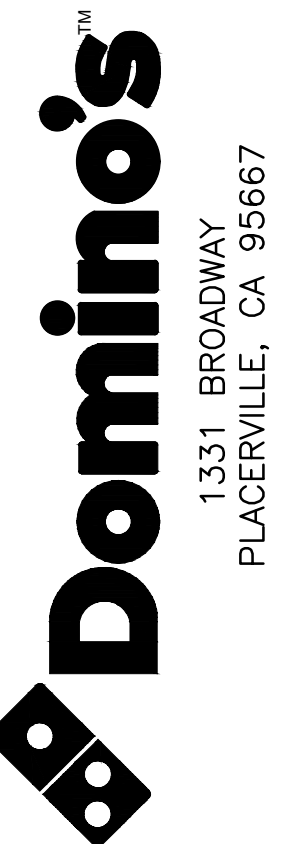


## FLOOR PLANS



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D. MANCINI /ACD / FSD



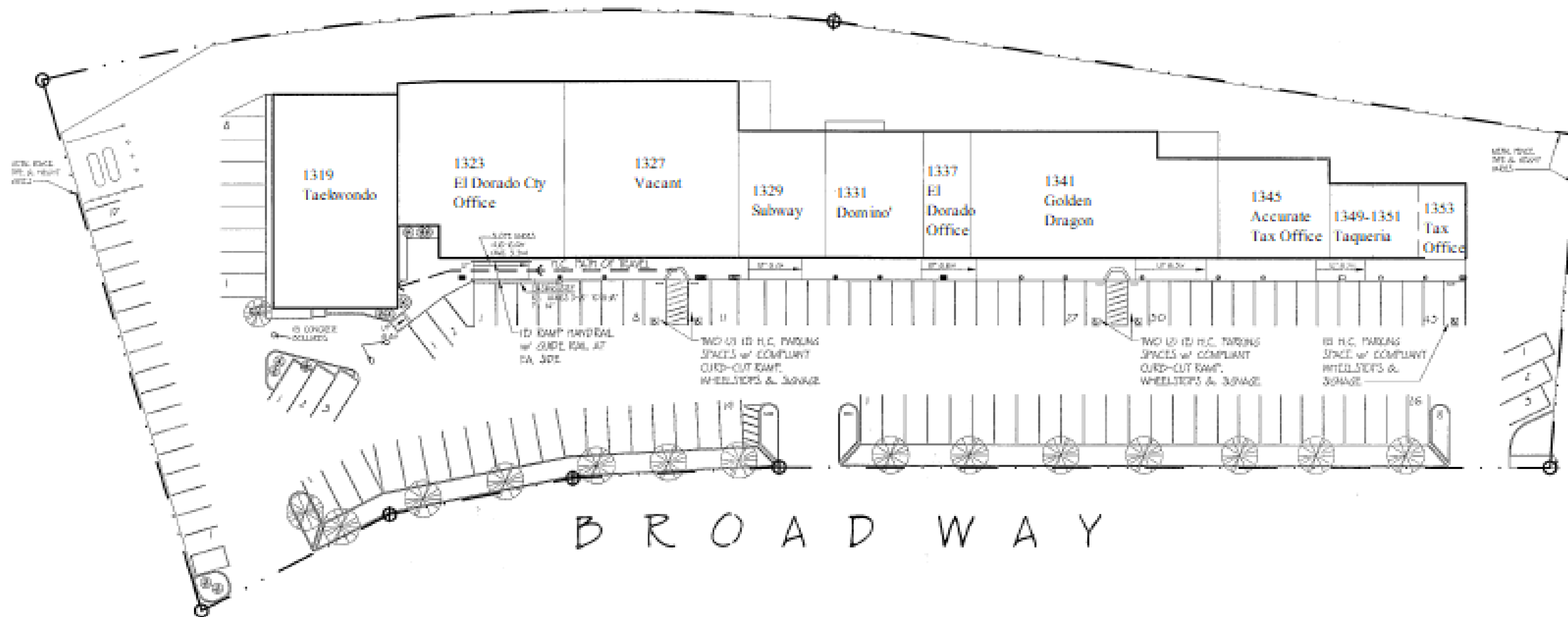
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7-24-17

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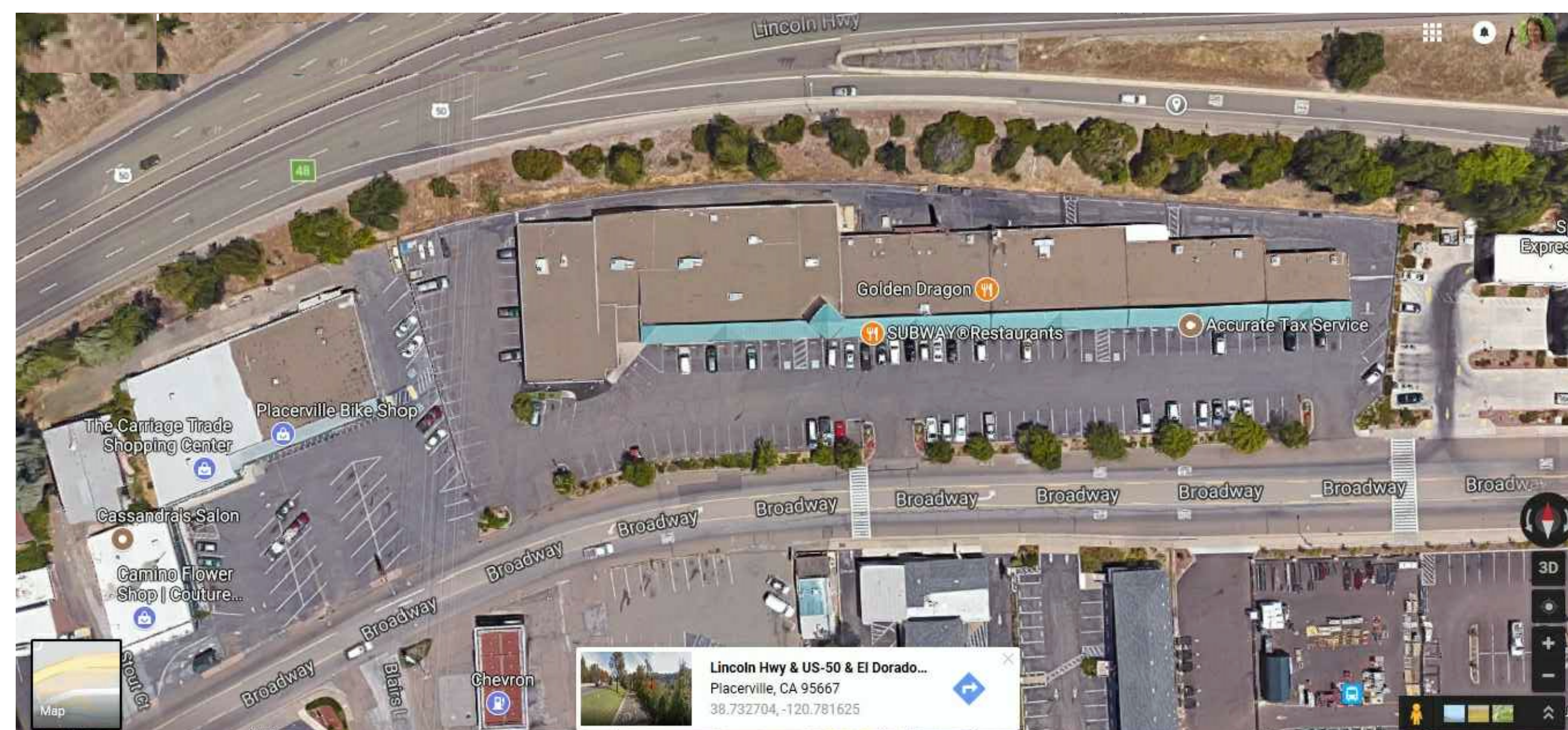
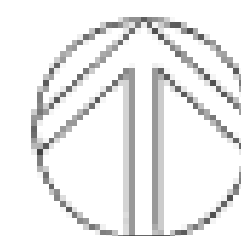
CUP-2





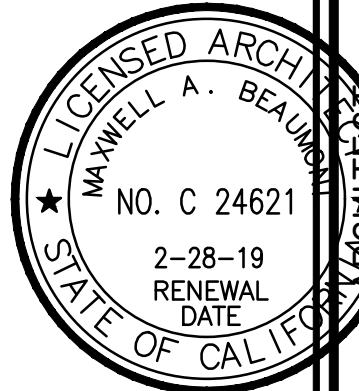
OVERALL SITE PLAN / PARKING LAYOUT

Site Plan provide by LL for reference only



NOTE: PARKING ANALYSIS TABLE ATTACHED

## PARKING SITE PLAN



MAXWELL A. BEAUMONT, ARCHITECT  
BEAUMONT & ASSOCIATES  
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510-701-7368  
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D. MANCINI /ACD / FSD



DWG DATE:  
7-24-17

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HM



CUP-3

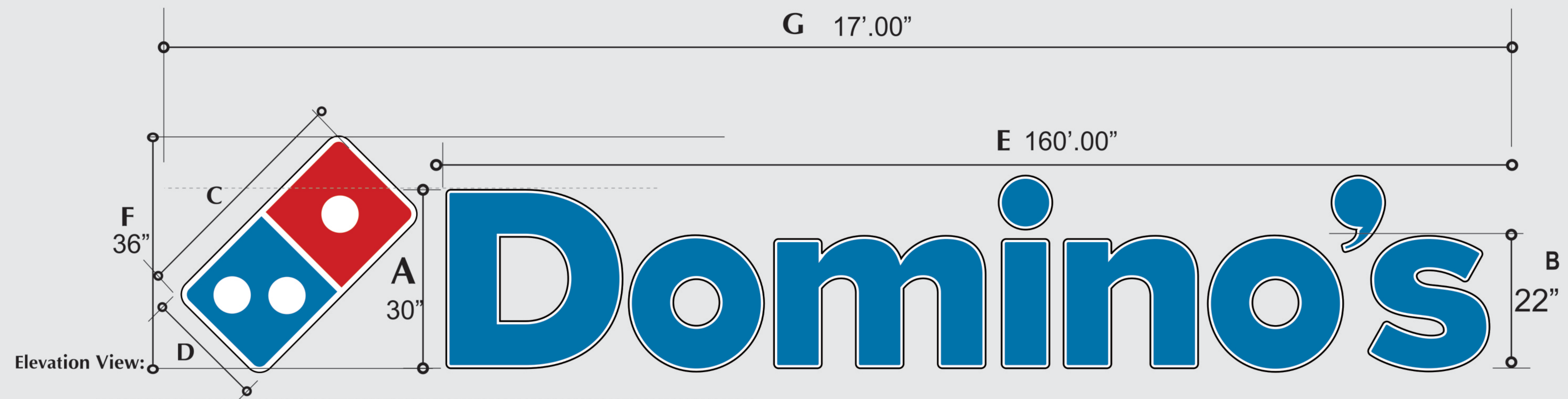


1331 Broadway  
Placerville Ca.

DESIGN

Flush Mounted Channel Letter and Logo Set

SQFT  
51



**Visalia  
Signs inc.**

MAKERS OF HIGH QUALITY SIGNS SINCE 1989

2015 W. Tulare Ave. Office: (559)713-1126  
Visalia, CA. 93277 Fax: (559)713-0355

email:visaliasigns@yahoo.com

Lic.#908640

© GRAPHICS BY: VSINC.

**SPECIFICATIONS:**

(1) Internally illuminated channel letter and logo set.

**Channel Letters:**

5" deep aluminum sidewalls - White Inside/Blue Outside  
White acrylic faces with Blue translucent vinyl applied to faces.  
1" trim cap - Blue

**Channel Logo Cabinet:**

5" deep aluminum sidewalls - White  
White acrylic face with Red & Blue translucent vinyl applied to faces.  
1" trim cap - Blue

**Illumination:** Tetra White LED

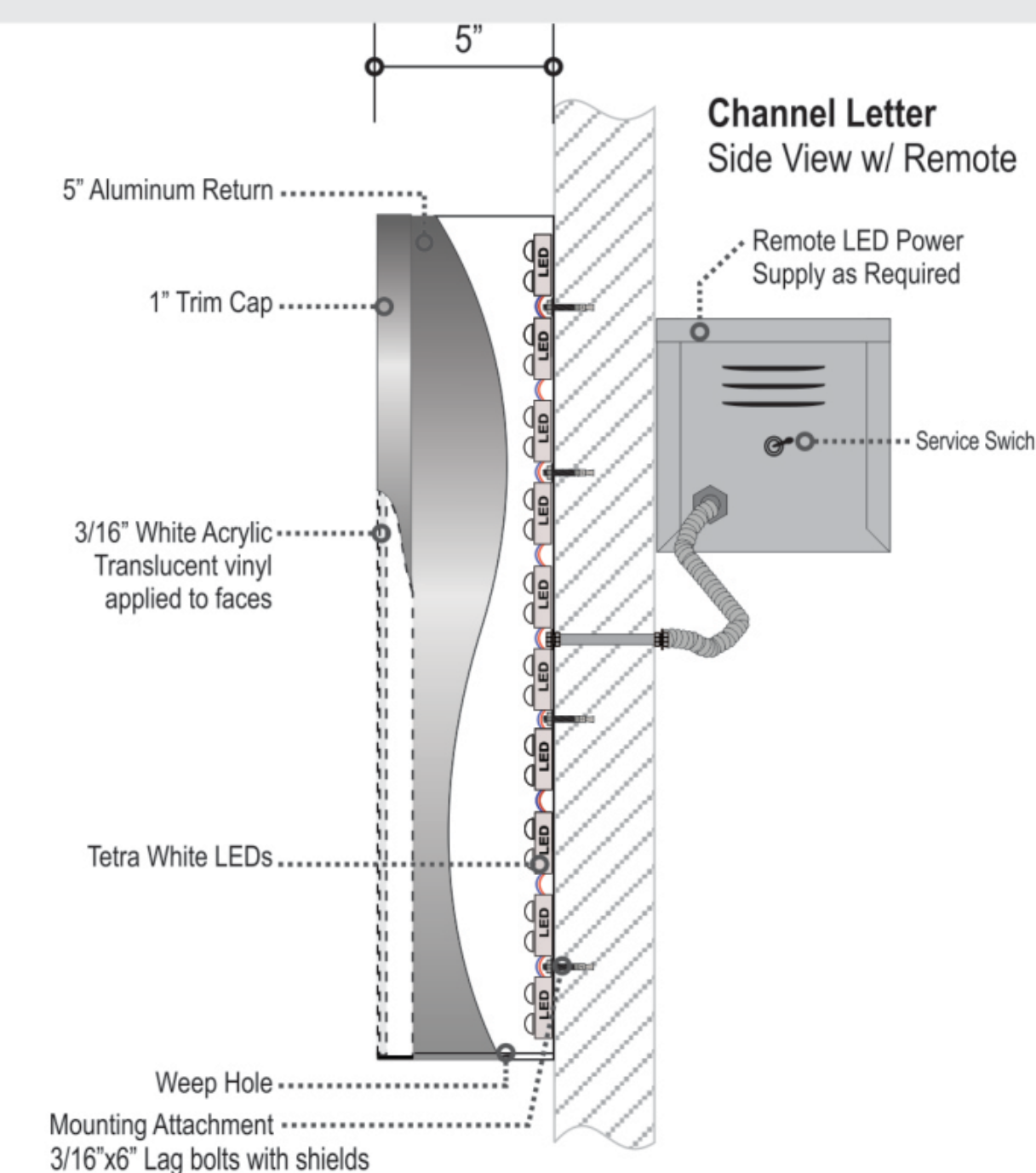
**Mounting:** Direct mount to facade with  
3/16"x6" Lag bolts with shields

**Vinyl Color Key:**

- 3M Intense Blue 3630-127
- 3M Red 3630-33



3M Intense Blue Vinyl Face  
Channel Letters



Standard Sizing Chart Raceway Mounted

	Letter Height "D"	Height of Lower Case Letter	Logo Height	Logo Width	Letter Length	Overall Height	Overall Length	Boxed SQFT	
Part #	A	B	C	D	E	F	G		
DPR-36	30"	22"	36"	24"	160"	36"	17'-00"	51	

CONCEPTUAL SIGNAGE 1OF2

REV. DATE NO.

DESIGN 4 DINING  
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WALNUT CREEK, CA. 94595  
510-701-7368  
DESIGN4DINING@AOL.COM  
D. MANCINI /ACD / FSD

**Domino's**  
1331 BROADWAY  
PLACERVILLE, CA 95667

DWG DATE:  
7-24-17

DRAWN BY:  
LUIS



CUP-4

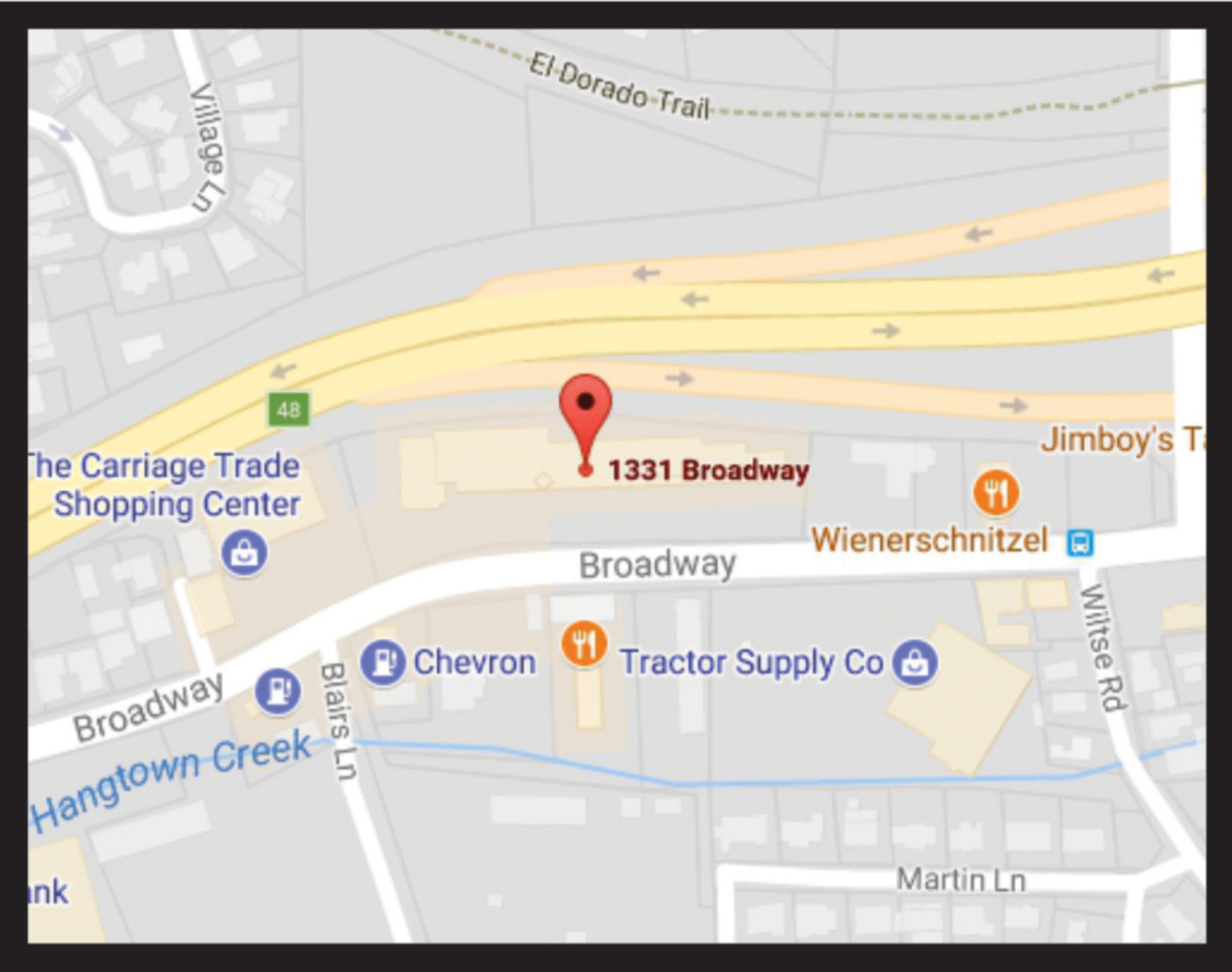


1331 Broadway  
Placerville Ca. 95667

ELEVATION Flush Mounted Channel Letter and Logo Set

SQFT  
51

**Visalia  
Signs inc.**  
MAKERS OF HIGH QUALITY SIGNS SINCE 1989  
2015 W. Tulare Ave. Office: (559)713-1126  
Visalia, CA. 93277 Fax: (559)713-0355  
email:visaliasigns@yahoo.com  
Lic.#908640  
© GRAPHICS BY VSINC.



Project Name	Sign Type	Client Approval/Date	* Copy * Colors * Sizes	Landlord Approval/Date
DOMINO'S	Individual Channel Letters			

REV. DATE NO.

DESIGN 4 DINING  
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510-701-7368  
DESIGN4DINING@AOL.COM  
D. MANCINI /ACD / FSD

1331 BROADWAY  
PLACERVILLE, CA 95667

DWG DATE:  
7-24-17

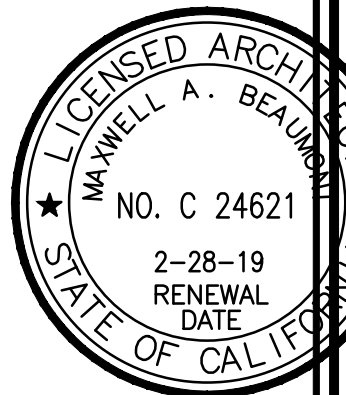
DRAWN BY:  
LUIS

CUP-5





PHOTOS EXISTING BUILDING  
AND SURROUNDING AREAS



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D. MANCINI /ACD / FSD



DWG DATE:  
7-24-17

DRAWN BY:  
HM



CUP-6



## ATTACHMENT B

**Conditional Use Permit (CUP) 17-03 Conditions of Approval**

1. Approval of CUP17-03, located at 1331 Broadway, APN 002-251-18, involving the establishment of a 1,824 square foot fast-food restaurant (Domino's) use. The use shall be located within the existing Broadway Plaza shopping center, with the address of 1331 Broadway, APN 002-251-18, within the Highway Commercial (HWC) zone.

Approval is based upon the analysis provided in staff's September 19, 2017 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:

- Planning and Conditional Use Permit Application received August 9, 2017;
  - Operations and Findings Letter, plan sheets CUP-1, CUP-2, CUP-3, and CUP-6 signed by Maxwell A. Beaumont, Architect, dated 7-24-17; and
  - Conceptual Signage, sheets CUP-4 and CUP-5, prepared by Design 4 Dining, dated 7-24-17
2. The permit 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 change of building occupancy and sign permit prior to the date of expiration. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
  3. The permit shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.
  4. These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.
  5. Any proposed future change to the use 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.
  6. The request shall be subject to all necessary permits including a building permit for the tenant improvement.
  7. Business signage for tenant occupancy shall comply with all applicable City regulations and guidelines of the *City of Placerville Development Guide*.
  8. The project shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance, Placerville Municipal Code, and any other City, State and Federal codes, ordinances and laws that may apply.
-