

MINUTES

**REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, MARCH 3, 2015, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE TO THE FLAG

*The meeting was called to order at 6:00 p.m. by **Chair Lowry** who led those in attendance in the Pledge of Allegiance*

2. ROLL CALL:

Members Present: Drobesh, Frenn, Lowry, Russell

Members Absent: List

Staff Present: Director Rivas, Executive Secretary and City Planner Painter

3. ADOPTION OF AGENDA

Executive Secretary Painter informed the Commission that the posted Agenda included three requests involving 3110 Forni Road, submitted by the Forni Business Park LLC: Major Change to Site Plan Review 08-03, Variance 2015-01 and Variance 2015-02. Staff was notified by the representative for Forni Business Park LLC of their decision to withdraw these requests at this time. Staff requested the Commission remove Site Plan Review 08-03, Variance 2015-01 and Variance 2015-02 from the posted agenda. Member Frenn moved to adopt the Agenda as recommended by staff. Chair Lowry seconded the motion. Motion carried by unanimous consent.

4. ADOPTION OF MINUTES – FEBRUARY 17, 2015

Member Frenn moved to adopt the Minutes as submitted. Chair Lowry seconded the motion. Motion carried by unanimous consent.

5. ITEMS OF INTEREST TO THE PUBLIC

None received

6. COMMUNICATIONS

Executive Secretary Painter announced the omission in the Planning Commission Agenda packet of the January 6, 2015 letter from Michael Brink, El Dorado Irrigation District. He further announced that a copy of the letter was distributed to each Member before the meeting and a copy given to the applicant.

7. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS:

7.1 CONTINUED FROM THE FEBRUARY 3, 2015 REGULAR MEETING

PROJECT: SPR 2014-06: Sierra Central Credit Union APPLICANT: Sierra Central Credit Union

LOCATION: 225 Placerville Drive APN: 325-120-47 DESCRIPTION: Request by Sierra Central Credit Union for Site Plan Review (SPR) 2014-06 to allow the demolition of the existing two-story, 7,000 square foot office building located centrally on the subject site, and to construct a new 4,000 square foot commercial building to house the Sierra Central Credit Union on the site, complete with well as parking, landscaping and related features.

City Planner Painter presented staff's report. Karenda MacDonald, agent for the applicant presented project request. Public comment was received from Kirk Smith, Sue Taylor and Kathi Lishman. Member Frenn moved, seconded by Member Drobesh to:

I. Make the following General Plan consistency findings for the project:

- A) The request is consistent with the purpose of the Commercial General Plan Use Designation providing for retail sales and serves and other commercial activities serving the residents of the community and providing for the development of commercial facilities concentrated in well-defined and well designated areas.*
- B) The request is consistent with the Land Use Element Goal 'C' and Policy 9, in that approval would protect and provide for the expansion of Placerville's Commercial services sector to meet the needs of both Placerville area residence and visitors, contribute to the City's objective to become a balanced community, have a positive economic impact on the community, provide parking, vehicle and pedestrian access that meets City standards, and is designed and landscaped to have a positive impact on the community through its design elements.*
- C) The request is consistent with Goal D and Policy 3 of the Community Design Element, in that as conditioned it would upgrade the visual qualities and functional efficiency of Placerville's local streets through sidewalk installation and street frontage landscaping.*
- D) The request is consistent with Goal F and Policy 1 and Goal I and Policies 1 and 2 of the Community Design Element, in that building design and site planning promote the visual enhancement of Placerville Drive through landscaping, building scale, building orientation to the street, and the use of materials and colors that are in character with nearby established development.*
- E) The request is consistent with Goal J and Policy 1 of the Community Design Element, in that the request as conditioned would promote aesthetic and functional signage for the site that is appropriate in design and scale.*
- F) The request is consistent with the design goals set forth in the Placerville Drive Development and Implementation Plan, in that the project proposes a 'street orientation' with enhanced landscape and architectural design elements.*

II. Make the following finding for Site Plan Review 2014-06:

- A) *The project design is consistent with the objective of the Site Plan Review Ordinance that encourages the orderly and harmonious development through site design, and is consistent with the design criteria set forth in the ordinance as described and analyzed in staff's report.*
- B) *The project site design is consistent with building design guidelines of the City's Development Guide based on the following components relative to:*
- *proposed building scale,*
 - *building setback from the street,*
 - *the incorporation a variable roof style, facade treatments and exterior elements using stone, metal and wood materials and colors that provides visual interest are compatible with existing building improvements within the project area, and*
 - *pedestrian and vehicle access that would allow safe and reasonable passage to and from the site, including completion of pedestrian access to the intersection of Green Valley Road, Ray Lawyer Drive and Placerville Drive.*
- C) *This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines per Sections 15302, Replacement and Reconstruction, in that Section 15302 exempts the replacement or reconstruction of an existing structure, where the new structure will have substantially the same purpose and capacity as the structure being replaced. In this instance, the proposed Sierra Central Credit Union financial building of 4,000 square feet will replace the existing former 49er Credit Union financial building with a floor area of 7,000 square feet.*

III. Approve Site Plan Review 2014-06, the request by Sierra Central Credit Union to construct and operate a 4,000 square foot financial building located at 225 Placerville Drive, subject to the following conditions:

SPR 2014-06 - 225 Placerville Drive - Sierra Central Credit Union Conditions of Approval

Engineering Division

1. *This Site Development project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Development Services/Engineering items, except for sewer and water, will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the 2010 State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications. Sewer service will be provided by the City and shall be designed and constructed in accordance with current El Dorado Irrigation District (EID) Design and Construction Standards except when otherwise directed by the City Engineer. Water distribution is within the EID service area and shall comply with their current standards and conditions of approval.*

2. *Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the site plan boundaries.*

- A copy of the written authorization(s) and land rights shall be included with the final improvement plan submittal.*
3. *An encroachment permit shall be obtained from the City Engineering Division prior to beginning any work on this development within a public right-of-way or easement.*
 4. *All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance. As this project proposes to demolish the existing building and construct a smaller building, payment of traffic mitigation fee (TIM) and no City Sewer CIC fee is not applicable.*
 5. *Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.*
 6. *The required water system, including all fire hydrants, shall be installed and accepted by EID and the El Dorado County Fire Protection District prior to any combustible building material being placed on site.*
 7. *A meter award letter or similar document from EID shall be provided by the Applicant prior to receiving a building permit.*
 8. *The existing 6" Sanitary Sewer main along Placerville Drive in the old Green Valley Rd alignment shall be located in the field. The new service lateral may be tied into this existing main utilizing the existing lateral if it can be located and shown by TV survey to be in good condition. Otherwise a new service lateral shall be designed and constructed to this existing main. The existing service lateral shall be abandoned to the satisfaction of the City Engineer if not reused.*
 9. *Sewer and water laterals shall have a 10' minimum separation from connections at the respective mains to the point of connection with the structure.*
 10. *Drainage facilities shall be designed and included in the final improvement plan submittal. Drainage and detention facilities shall be designed and constructed to keep post-development flows leaving the site at or below pre-development levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point.*
 11. *Interceptor ditches are required at the top of all slopes and retaining walls or as directed by the City Engineer. Water collected by this ditch shall be taken to a drainage system.*
 12. *All parking lot and street drainage inlets shall be marked "Do not Dump – Flows to Creek."*
 13. *Surface drainage, drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks.*
 14. *Storm drain pipes shall be RCP, HDPE, or other materials as approved by the City Engineer.*

15. *Electric, telephone, and cable TV service connections to the existing overhead lines along Placerville Drive and/or Easy Street shall be placed underground. Existing utility services appear to be underground.*
16. *Minimum parking lot aisle and driveway width shall be 24 feet wide. Parking and accessible stall widths and turnaround shall comply with City of Placerville Standard Plans and must have fire department approval.*
17. *Easy Street shall be widened as necessary along the property frontage to provide a minimum pavement width of 24 feet from the AC berm on the south side to the new lip of gutter, and curb, gutter, and 4.5' sidewalk shall be constructed along this same frontage. The structural section of any widened area shall be designed based upon a traffic index of 7.0.*
18. *A 4.5 foot wide concrete walkway shall be constructed from the new frontage sidewalk along Easy Street down to the existing concrete sidewalk and handicap ramp at the signalized intersection, thus providing for pedestrian access to the new building.*
19. *The city will take the necessary action to rescind the Street Frontage Improvement Agreement (SFIA) #102 along Easy Street once these new Easy Street frontage improvements are completed. The remainder of the SFIA requirements along the Placerville Drive Frontage will remain in effect. The applicant may choose to pay off this remaining portion of SFIA requirements by making a payment to the City of the estimated cost of this remaining obligation, based on current bid prices and the quantities shown in the agreement, in which case the entire SFIA will be rescinded.*

A temporary asphalt sidewalk, 4-feet wide sidewalk be provided along Placerville Drive until Street Frontage Improvement Agreement improvements are fulfilled along Placerville Drive.

20. *All street lighting shall be fully shielded to prevent excess glare and light, and shall comply with PG&E and City standards.*
21. *Provide an offer of dedication to the City for street right of way along Easy Street back to one foot behind the new sidewalk. In so far as it is determined that Easy Street is owned in whole or in part by this applicant, provide an irrevocable offer of dedication to the City for the property owners interest in street right of way along Easy Street.*
22. *All grading shall conform to the City Grading Ordinance and to all other relevant laws, rules, and regulations governing grading in the City of Placerville. Prior to commencing any grading, which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Engineering Division.*
23. *All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes.*
24. *Submit final geotechnical report for this development with recommendations for the construction of building pads, retaining walls, sub-drains and roadways.*
25. *The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer and Resource Conservation District. The plan shall be*

prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:

- a) *Any mass grading shall be restricted to dry weather periods between April 1 and October 31.*
 - b) *If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.*
 - c) *In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.*
 - d) *Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit.*
 - e) *Projects less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.*
 - f) *The internet site for information and application on the NOI can be found at <http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.pdf>*
 - g) *Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.*
 - h) *Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.*
 - i) *Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.*
26. *The improvement plans shall include a dust control plan, which takes all necessary measures to control dust. This plan shall be implemented by the Developer during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Engineering Division prior to approval of the improvement plans.*
27. *Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.*
28. *Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, mines, tunnels, shafts, septic systems, water wells, graves, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.*
29. *The proposed grading plan shows a minor amount of cut material to be exported. Prior to obtaining a grading permit the applicant shall have obtained and provided proof of approval for the export location from the property owner receiving the export materials.*

30. *City restrictions related to noise and work hours shall be clearly stated on the Cover Sheet for the final improvement and/or grading plans.*
31. *Existing trees to be protected and the protection measures to be installed or observed during site grading and trenching operations shall be clearly delineated on the final improvement plans.*

Planning Division

32. *Any proposed future changes to the site or modification of the application beyond what is authorized under this approval shall be submitted to the Development Services Department for a determination of appropriate procedures.*
33. *The ground sign shall be subject to a 25% reduction in its mass and scale in order to be contextually appropriate in size, scale, location and viewing public and shall be subject to an encroachment permit for its placement within the City's right-of-way and any conditions and requirements contained therein. Ground sign location shall not block safe line-of-site.*
34. *A maximum of two wall signs may be used, with sign area meeting the regulations within Section 10-4-17 of the Zoning Ordinance.*
35. *Final site, size and species specific landscape and irrigation plans, consistent with the Development Guide submittal requirements and content, accompanied by an application fee set by City Council and necessary copies, shall be submitted to the Planning Division subject to review and approval by the Planning Commission.*
36. *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.*
37. *The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.*

Building Division

38. *Submit three sets of construction plans and associated documents for plan review. Submit automatic sprinkler plans to the Fire District at the same time for concurrent review.*

El Dorado Irrigation District

39. *Comply with the comments outlined in the letter dated June 6, 2015.*

Planning Commission

40. *The shed roof tower feature shall project its roof orientation in the opposite direction from that shown on the building elevations dated February 16, 2015.*

Motion carried by the following vote. Yeas: Frenn, Lowry, Drobesh, Russell. Nays: None.

8. MATTERS FROM COMMISSIONERS AND STAFF

Staff informed the Commission of the City's re-opening of recruitment for Planning Commission members, and upcoming community meetings regarding the Main Street Overlay project.

9. ADJOURNMENT

At 07:25 p.m. Chair Lowry adjourned the meeting.

Andrew Painter, Executive Secretary
Placerville Planning Commission