

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



CITY OF PLACERVILLE PLANNING COMMISSION STAFF REPORT

SUBJECT: Request for major change to the approved landscaping for the McDonald’s fast-food restaurant

PROJECT ADDRESS: 1200 Broadway, Placerville

FILE & NO: Site Plan Review (SPR) 99-08-R

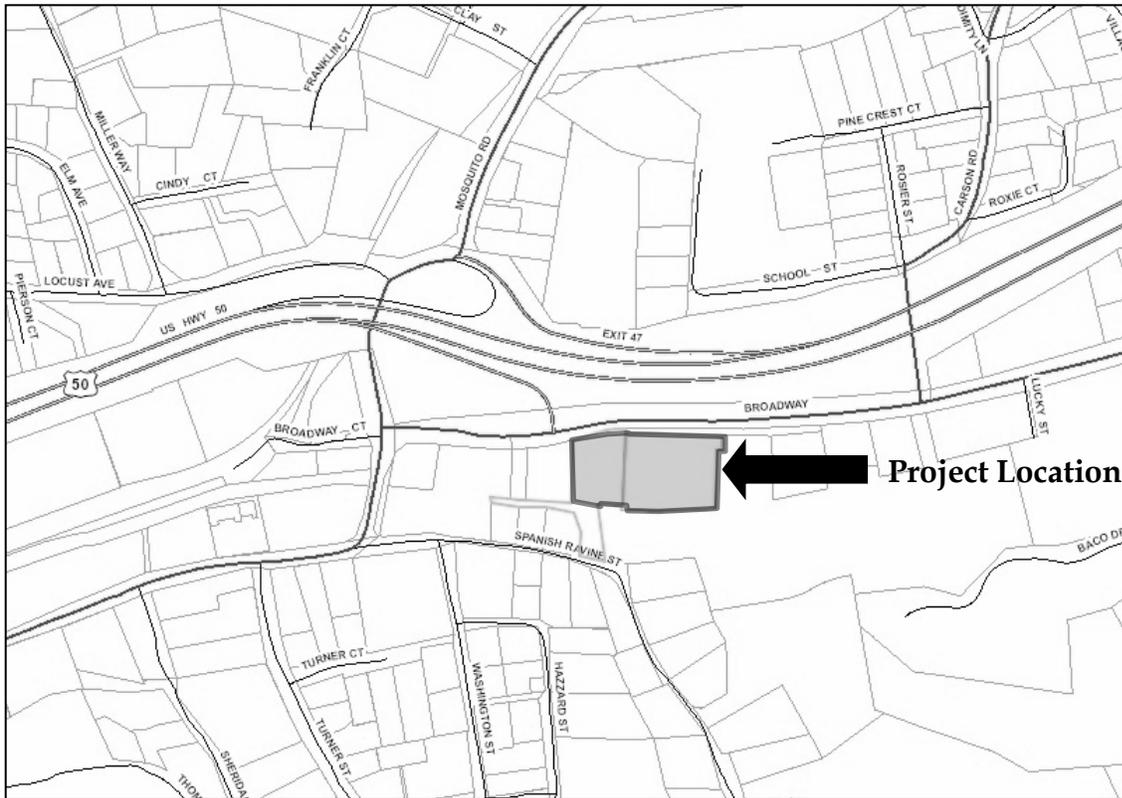
RECOMMENDATION: Staff recommends the Planning Commission conditionally approve the request with modifications.

PREPARED BY: Andrew Painter, City Planner

SITE DATA

Location: 1200 Broadway. **Assessor’s Parcel Numbers:** 004-261-11, 004-111-41.

Zoning: HWC, Highway Commercial Zone. **Applicant:** McDonald’s US LLC / Brian McCarthy. **Agent:** Hala Ibrahim, PM Design Group.



1.0 AUTHORITY FOR APPLICATION

The Planning Commission is charged under City Code Section 10-4-9 (P) Site Plan Changes, Major or Minor, to act upon all applications for Site Plans Review changes that do not clearly fit into the minor or major classifications as defined within this code section. The Commission must hold a public hearing for the request before rendering a decision to approve, approve with conditions or disapprove the request for a major change after considering whether the criteria of City Code Section 10-4-9 (G)3 are met.

2.0 SETTING & BACKGROUND

The project site contains an existing McDonald's fast-food restaurant constructed in 1978 under SPR77-12. In 1985, Conditional Use Permit 84-17 was granted for the expansion of the existing fast-food restaurant when a drive-thru was added. The restaurant was remodeled and expanded, with site landscaping under SPR99-08 into its current appearance under actions taken during 1999 and 2000.

Hangtown Creek flows out of a boxed culvert under the Hangtown Village Shopping Center, daylighting south of the McDonald's restaurant parking area. The banks of the Creek contain mature redwood and other trees, along with shrubs and grasses. Interspersed shrub, ornamental hackberry and pistache trees and areas of lawn are located throughout.

3.0 DESCRIPTION OF REQUEST

The request would upgrade the current landscaping for the site areas shown on Sheet L1 Landscape Plan, prepared by registered landscape architect Rodney Scaccalosi, of PM Design Architectural Solutions Group. The Applicant's Project Description and Landscape Plan are provided as **Exhibit A**.

4.0 STAFF ANALYSIS

Environmental Determination

Prior to approving SPR99-08 in 1999, the Commission found the restaurant remodel and expansion categorically exempt from environmental review per Section 15302(b) of the California Environmental Quality Act (CEQA) Guidelines. The major change to site landscaping as part of SPR99-08-R, involving the use of water efficient landscaping is categorically exempt from environmental review per Section 15304(b) of the CEQA Guidelines.

Site Plan Review

The following is an analysis of the project regarding consistency with applicable design-related provisions of the General Plan and City Code. The Commission's approval regarding this project request should be based on affirmative findings that the activity meets design criteria, as specified in City Code Section 10-4-9(G). To assist the Commission in making its decision, the discussion below lists design review finding and describes the projects conformity thereto.

Site Plan Review Finding: The design and layout of the proposed landscape plan is consistent, as conditioned, with the Placerville General Plan, Site Plan Review Criteria and all applicable provisions of City Code.

Discussion/Analysis: This project is considered to conform with and advance Site Plan Review Finding No. 1 as follows:

1990 General Plan

The 1990 Placerville General Plan provides a framework of policies that were adopted to coordinate all major components of Placerville’s physical development. These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan.

The Planning Commission should consider the design concepts in light of the design-related policies of the Placerville General Plan listed below.

Section V. Policy A1. The City shall promote water conservation in both public and private developments.

Discussion/Analysis: Water efficient plants are included in the landscape plan, including Crape Myrtle, Feather Grass, Berkeley Sedge, Sage, and Mugo Pine.

Section V. Policy A4. The City shall encourage the use of native drought-resistant plants in both public and private landscaping.

Discussion/Analysis: Native drought-tolerant and resistant plants are included in the landscape plan, including Barberry and existing redwoods.

Section VII. Policy A6. The City shall maintain and/or enhance the visual character of scenic street and highway corridors.

Discussion/Analysis: The site is approximately 100 feet south of US Highway 50, a Caltrans scenic highway. The request would upgrade the current landscaping for the site with the addition of plantings that are expected to provide color and visual interest throughout the year.

Compliance with the Site Plan Review Criteria

City Code Section 10-4-9(G)3. Landscape and Site Treatment and Tree Preservation Required: Landscape elements included in these criteria consist of all forms of trees, planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures:

- (c) Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
- (d) Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
- (e) Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth.
- (f) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.

- (g) Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings which shall be adequately irrigated and maintained. Shrubs shall be used only where they will not obscure vision. At a minimum, twenty percent (20%) of all parking areas shall be landscaped.
- (i) An automatic sprinkling system shall be installed to irrigate all landscaped areas.
- (m) Water Efficient / Drought Resistant Landscaping Required (involving rehabilitated landscape projects with an aggregate landscape area equal or greater than 2,500 square feet)
- (n) Landscape Maintenance in the form of a Landscape Maintenance Agreement to ensure the ongoing maintenance of landscaping and the irrigation system.

Discussion/Analysis: Plant palette chosen would provide visual interest as they are expected to provide color throughout the year. The repetition of several plant varieties, such as the Luykens Laurel that would create a hedge along the drive-thru, and the use of Berkeley Sedge and Feather Reed Grass along the pedestrian footpath providing access to Broadway, illustrate this visual interest and help to create an inviting transition into the site from Broadway. Existing irrigation within the landscape would be upgraded also to drip irrigation for water use efficiency meeting the City's water efficient landscape regulations under the Zoning Code.

There are opportunity areas for additional trees within the landscape area that would beautify the landscape and provide more shading. These include:

- the planter island at the northwest corner of the site that demark the driveway entrance/exit,
- the planter island along the west property boundary shared with the 76 Station, and
- the parking lot planter strips at the southern portion of the Landscape Plan area, including those that bookend the parking spaces and that separate the south driveway accesses to the auxiliary parking area for Hangtown Village Square.

Staff encourages the Commission to condition the request to plant a combination of additional drought tolerant and native trees. Staff seeks Commission determination as to locations, appropriate species and quantities. Staff has annotated the Applicant's landscape plan to illustrate these opportunity locations. See Exhibit B.

Staff believes that the request is consistent with the above-referenced planning documents, as conditioned and as applicable to the project site. Based on the projects consistency with the applicable policies and regulations of the listed planning documents, the project is found to be consistent with Site Plan Review Finding.

5.0 PUBLIC NOTICE AND FEEDBACK

Notice of this request was mailed to property owners within 500 feet of the project site; notice was published in the Mountain Democrat on November 14, 2018, 21 days prior to the hearing date. No comments were received.

6.0 RECOMMENDED ACTION

The Planning Commission is requested to take public comment during a public hearing, consider staff's recommendation to require additional trees, make findings to support its decision, and then approve, approve with conditions, or deny the request.

Should the Commission determine to approve the request, draft findings to assist the Commission along with a recommended project conditions are provided as **Attachment C**.

Attachments

- A. Applicant Submittal Package
- B. Staff Suggested Areas for Additional Tree Plantings
- C. McDonald's - SPR99-08-R – Major Change: Draft Findings and Condition of Approval



PM Design Group, Inc.
3860 Broadway Street, Suite 110
American Canyon, CA 94503

October 31, 2018

City of Placerville
Planning Division
3101 Center Street
Placerville, CA 95667

RE: **MCDONALD'S RESTAURANT REMODEL**
1200 Broadway Ave.,
Placerville, CA
PMDG JOB NO. MCD17186.0

Project Description:

The enclosed Landscape drawings are being submitted by PM Design Group Inc. on behalf of McDonald's USA LLC and pertains to the property located at 1200 Broadway Ave., Placerville, CA. APN: 004-261-12-100 & 004-111-41-100; zoned: HWC.

The current use is a McDonald's restaurant with a single drive-thru order lane. The proposal is upgrade the landscaping for the site and remodel the drive-thru with new equipment. The site is to remain but will be made accessible to current Code standards.

The site is located along Broadway Ave in the Hangtown Village Square Shopping Center. To the North across Broadway Ave is behind some landscaping Highway 50. Close to the West, side is a 76 gas station and minimarket. To the rear in the South is the parking lot for the shopping Center while Starbucks and Rite Aid are easterly further over behind the drive aisle into the shopping center.

The improvements will renew the area and will give a new enhanced experience to the customers. We are looking forward to coordinate with the city in anticipation of a fast approval of the project.

Please let us know if you have any questions.

Respectfully,



Hala Ibrahim
Project Manager
PM Design Group, Inc.
3860 Broadway Drive Suite #110
American Canyon, Ca. 94503
P: 925.222-1673
hibrahim@pmdginc.com

**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: 10-25-18
 Zoning: HWC GP: HWC
 File No: SPR 99-08-R
 Filing Fee (PZ) 425.00
 Filing Fee (EN) _____
 Receipt No: 20134

REQUEST FOR:

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Certificate of Compliance |
| <input 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 checked="" 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 |

RECEIVED

OCT 25 2018

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.
 OTHER
LANDSCAPE MAINTENANCE
AGREEMENT

DESCRIPTION: REQUEST FOR LANDSCAPE PLAN REVIEW AND
LANDSCAPE MAINTENANCE AGREEMENT AT MCDONALD'S BUSINESS

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

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

APPLICANT'S REPRESENTATIVE (if different)

NAME McDonald's US LLC / Brian McCarthy
 MAILING ADDRESS 2999 Oak Road, Suite 900
Walnut Creek, CA 94597
 PHONE 530 205-8525
 EMAIL brian.mccarthy@us.mcd.com

NAME _____
 MAILING ADDRESS _____
 PHONE _____
 EMAIL _____

PROPERTY OWNER(S)

NAME PUBA Properties PHONE 916 693 6595
 MAILING ADDRESS 3103 Mission Canyon Drive, El Dorado Hills, CA 95762
 EMAIL ADDRESS _____

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

NAME PM Design Group - Hala Ibrahim PHONE 925 222 1673
 MAILING ADDRESS 3860 Broadway Drive, Suite 110, American Canyon, CA
 EMAIL ADDRESS hibrahim@pmdginc.com

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 1200 Broadway, Placerville, CA 95667
 ASSESSOR'S PARCEL NO.(S) 004-261-112 , 004-111-41
 Above described property was acquired by owner on _____

Month 8 Day 16 Year 1976

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.

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.

Brian McCarthy
Applicant's Signature Brian McCarthy
Printed Name of Applicant(s) 10/23/18
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.

Judith Potluff
Signature of Property Owner JUDITH POTLUFF
Printed Name of Property Owner 10-23-18
Date

Judith Potluff
Signature of Property Owner JUDITH POTLUFF
Printed Name of Property Owner 10-23-18
Date

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.

LANDSCAPE PLAN
SHEET NO. 1
TITLE
MCDONALD'S #04493
BROADWAY - PLACERVILLE

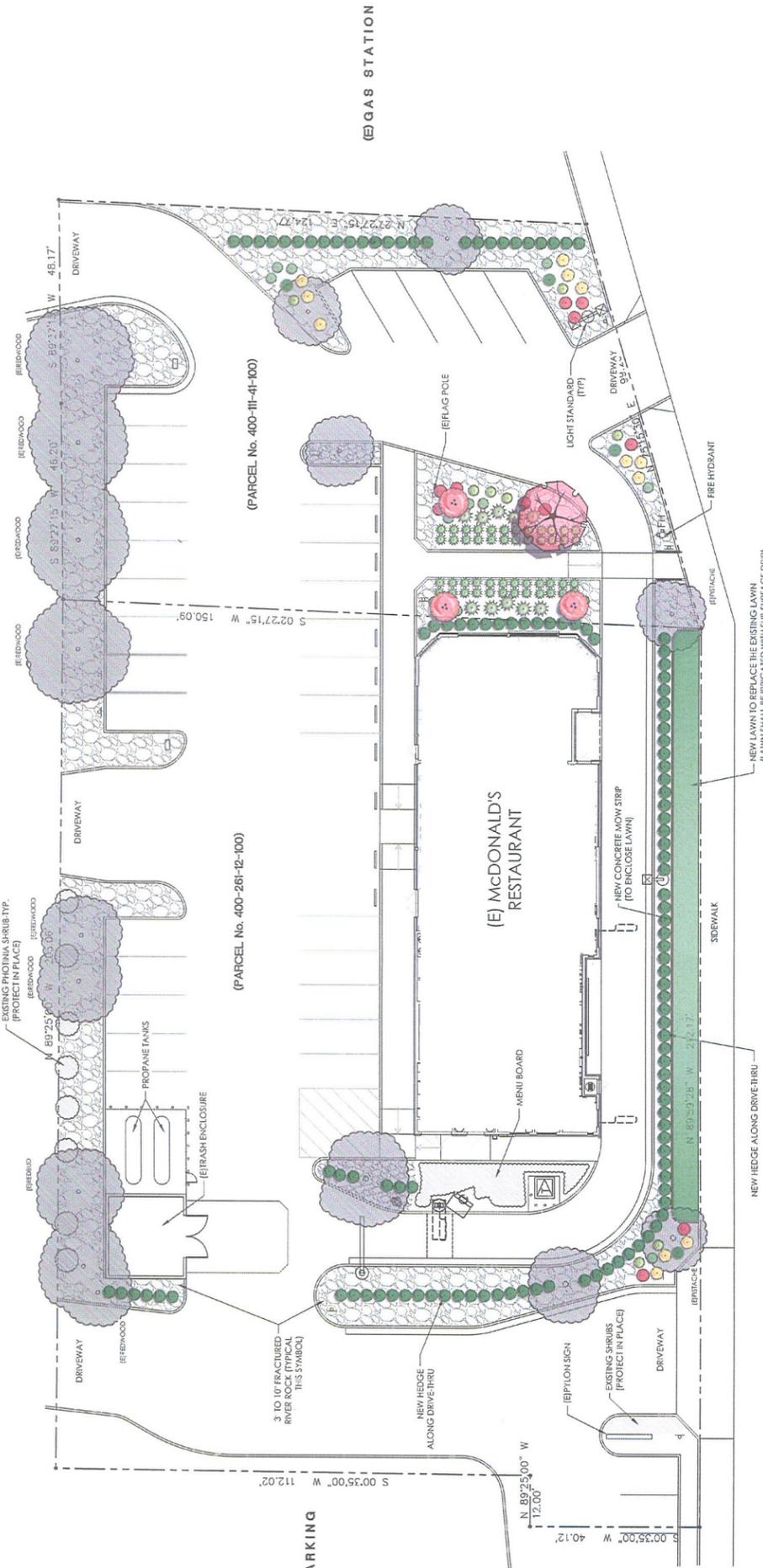
DATE ISSUED	04/09/18
DATE ISSUED FOR PLANNING	05/11/18
DATE ISSUED FOR BRAND REVIEW	04/09/18

PREPARED FOR: M. McDonald's USA, LLC
DRAWN BY: NP
SITE ADDRESS: 1200 BROADWAY, PLACERVILLE, CALIFORNIA 95667



PDM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
San Jose, CA, 95044

REV	DATE	DESCRIPTION
04/09/18	ISSUED FOR BRAND REVIEW	Hill
05/11/18	ISSUED FOR PLANNING	Hill



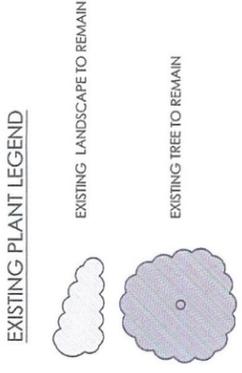
- GENERAL NOTES**
- All existing trees and shrubs (to remain) shall be protected in place during construction. Damaged trees and shrubs shall be replaced in kind.
 - All new landscape areas (except lawn) with new plant material shall receive a minimum 3" layer of organic wood chip mulch.
 - Minimum 3" layer fractured River Rock Mulch shall be installed at all locations not being treated with mulch.
 - Existing irrigation shall be upgraded to drip irrigation in order to efficiently provide irrigation to new and existing plant material. Irrigation shall conform to City of Placerville water conservation standards.
 - Landscape design. This sheet reflects owner's plant palette preference and layout.

LANDSCAPE STATEMENT
Section 492.3 of State of CA Water Efficient Landscape Ordinance
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	1	Loganostoma indica 'Dynamite'	Dynamite Grape Myrtle	15 gal	Low
SHRUBS	12	Berberis thunbergii 'Golden Ruby'	Golden Ruby Barberry	2 gal	moderate
	10	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	Low
	48	Carex divulca	Berkeley Sedge	5 gal	Low
	3	Loganostoma indica 'Feltite Embers'™	Feltite Embers Crapa Myrtle	5 gal	Low
	4	Pinus mugo 'Shenwood Compact'	Shenwood Compact Mugo Pine	5 gal	moderate
	123	Prunus laurocerasus 'Olto Luyken'	Luykens Laurel	5 gal	moderate
	11	Rosa x 'Flower Carpet Scabell'	Rosa	3 gal	moderate
	15	Salvia microphylla 'Hot Lips'	Baby Sage	1 gal	Low
	8	Spiraea japonica 'Goldmound'	Spiraea	1 gal	Low
GROUND COVERS	855 sf	Festuca x 'Medallion Tall Fescue Blend'	Tall Fescue	sod	High



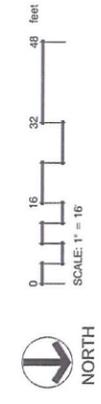
Water Efficient Landscape Worksheet

HYDROZONE/PLANNING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA	0	N/A	-	-	5,068	0 GAL
NO WATER USE	3	SPR	.81	.37	1,824	675
LOW WATER USE	5	SPR	.81	.42	1,384	844
MODERATE WATER USE	7	SPR	.81	.66	835	718
HIGH WATER USE						
TOTALS					(A) 9,121	(B) 2,257

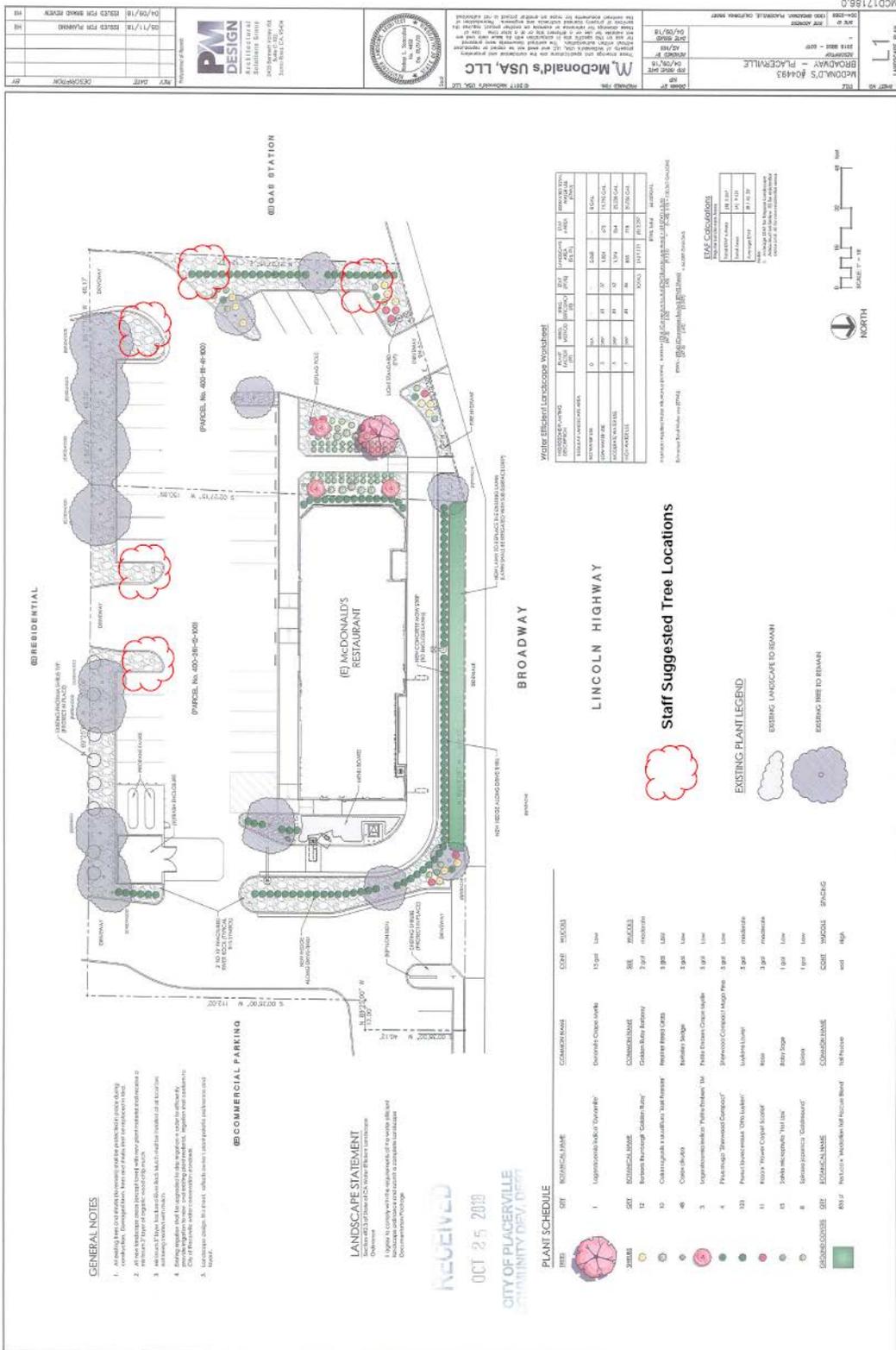
ETWU Total: 66,689 GAL
 Regular Landscape Area: (B) 2,257
 Total ETAF Area: (A) 9,121
 Total Area: (B) 2,257
 Average ETAF: (B/A) .25

Maximum Applied Water Allowance (MAWA): MAWA = (ETAF x ETAF Area) / (1.0 x 1.0) = 22,567 GALLONS
 Estimated Total Water Use (ETWU): ETWU = (ETAF x ETAF Area) / (1.0 x 1.0) = 66,689 GALLONS

ETAF Calculations
 Regular Landscape Area
 Total ETAF Area: (B) 2,257
 Total Area: (B) 2,257
 Average ETAF: (B/A) .25



Attachment B Staff Suggested Areas for Additional Tree Plantings



Attachment C

**McDonald’s - SPR99-08-R – Major Change:
Draft Findings and Conditions of Approval**

Draft Findings

- A. The major change to site landscaping as part of SPR99-08-R, involving the use of water efficient landscaping, is categorically exempt from environmental review per Section 15304(b) of the CEQA Guidelines.
- B. The design and layout of the proposed landscape plan is consistent, as conditioned, with the Placerville General Plan, Site Plan Review Criteria and all applicable provisions of City Code.

**Major Change Conditions of Approval
SPR99-08-R – McDonald’s**

- 1. The Project Site Plan Review landscape plan approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits, or as modified by the Planning Commission under 1a):

Exhibit A-1Project Description, October 31, 2018, by Hala Ibrahim,
Project Manager, PM Design Solutions Group, Inc.

Exhibit A-2Landscaping Plan, Sheet L-1, by Rodney Scacalosi, of
PM Design Architectural Solutions Group, Inc.

- 1a. Landscape plan modifications by the Planning Commission (if applicable).
- 2. All Project plans must be submitted for review and approval and shall be implemented as approved by the City.
- 3. Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the following:
 - Site Plan Review Criteria (City Code Section 10-4-9(G)),
 - Water Efficient Landscape Regulations (City Code Title 10, Chapter 6).
- 4. A landscape maintenance agreement shall be signed by the property owner and recorded prior to agreement recordation and issuance of Certificate of Occupancy for Site Plan Review 99-08-R improvements. Owner signature(s) shall be notarized.