

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

**PLANNING COMMISSION STAFF REPORT
NOVEMBER 17, 2015 AGENDA**



SUBJECT: 618 Main Street – Conditional Use Permit (CUP) 2015-03, Site Plan Review (SPR) 2015-05, Variance (VAR) 2015-03 - Findings and Conditions for Approval:

The Planning Commission to consider and adopt Findings supporting approval and adopt Conditions of Approval (attached to the staff report) for the 618 Main Street project.

PREPARED BY: Andrew Painter, City Planner **MEETING DATE:** November 17, 2015

REQUEST: A request by the Howe Family Trust, Marilyn Alice Benton Living Revocable Trust and the Marilyn Alice McCarthy Revocable Trust to establish a permanent parking lot within the C (Commercial) Zone. A parking lot is a Conditional Use under the requirements of Zoning Code Sections 10-3-3, 10-3-6 and 10-5-15(C), requiring Site Plan Review under Zoning Code Section 10-4-9(C), and a Variance under Zoning Code Section 10-3-5 for deviations to City Code requirements for parking lot surfacing under Section 10-4-4(D)1 and landscape, irrigation and site treatment requirements under Section 10-4-9(G)3(c), (g), (h), (i) and (k).

BACKGROUND: On October 20, 2015 the Planning Commission considered the applications, staff's report and public comments during a public hearing regarding the request to establish a parking lot at the application site address and parcel. At the request of the applicants' representative Wilbur Howe, the Commission continued the request to the Planning Commission's Regular Meeting on November 3, 2015.

On November 3, 2015 the Planning Commission re-opened its public hearing regarding the request. Following Planning Commission discussion moved to approve in concept the 618 Main Street – CUP 2015-03, SPR 2015-05, VAR 2015-03 project. The Commission further directed staff to return to the Commission in two weeks with project findings and conditions, consistent with the Commission's discussion, for approval of the project.

RECOMMENDATION: After considering the discussion by the Commission at their November 3, 2015 Regular Meeting, staff recommends that the Commission take the following action:

- I. Find that the CUP 2015-03, SPR 2015-05 and VAR 2015-03 project, consisting of the small parking lot construction and use, is exempt from the California Environmental Quality Act (CEQA) in that the use is classified under the Class 11 Categorical Exemption per Section 15311(b) of the CEQA Guidelines;
- II. Find as follows for CUP 2015-03:
 - A. The granting of this permit will not be materially detrimental to the public health and safety within the vicinity, in that the project as conditioned meets City requirements for access, circulation, and parking space dimensions;

- B. The granting of this permit will not be injurious to surrounding property in that proposed landscape improvements will contribute to the aesthetic enhancement of the site, in harmony and consistent with the Site Plan Review criteria within Section 10-4-9 of City Code;
- C. The granting of this permit is consistent with the purposes of the Commercial General Plan Land Use designation, in that the use as conditioned would be concentrated in a well-defined area, and designed to create conditions conducive to a convenient and desirable environment for employees of the adjoining commercial building.

III. Find as follows for VAR 2015-03:

- A. Due to the small lot size and configuration of the proposed parking lot area, the existing and intended use of the lot for “private” parking not public parking, the topography of the remainder of the parcel site, and the subsurface condition of solid rock underneath the site, special circumstances exist on the site that the strict application of Zoning Ordinance requirements relative to parking lot surfacing and dimensions, landscape and irrigation, and other site treatments under Sections 10-4-4 and 10-4-9, would leave the site with limited area, depriving the owners of the ability to park vehicles for private purposes.
- B. That the variance request, as conditioned, would not grant special privileges to the project site that are inconsistent with the purpose of the General Plan Land Use Section or be inconsistent with the goals and policies of the Community Design Section of the General Plan.

IV. Find as follows for SPR 2015-05:

- A. Site Plan 2015-05, as conditioned, will accomplish a desirable transition within Main Street and the parking lot through the addition of structures as conditioned;
- B. The project was reviewed and as conditioned is consistent with the purpose, intent and criteria set forth within City Code Section 10-4-9, Site Plan Review.

V. Conditionally approve Conditional Use Permit (CUP) 2015-03, Site Plan Review (SPR) 2015-04 and Variance (VAR) 2015-03, specifically waiving landscape planting, irrigation and lighting development standards under Zoning Ordinance Section 10-4-9(G)3: Site Plan Review, and parking lot surfacing under Section 10-4-4(D)1, subject to the following Conditions as set forth by the Commission:

Conditions of Approval

1. Project Description & Location: CUP 2015-03, SPR 2015-05 and VAR 2015-03 is conditionally approved to allow the construction and use of a private parking lot located at 618 Main Street, along the south side of the Main Street, approximately 150 feet east

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of the intersection of Main Street and Cedar Ravine Road, City of Placerville. APN: 004-011-37. CUP 2015-03, SPR 2015-05 and VAR 2015-03 shall apply only to the project location and cannot be transferred to another parcel.

2. Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any construction activity thereon before the date of expiration. Should the building permit expire, then the Site Plan Review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.
3. The applicant shall install a curb barrier along Main Street and a portion of the existing driveway as maybe necessary, as well as a gravel barrier, at the project location. Both of these structures to be sufficient to meet the need of preventing eroded soil from working its way to Hangtown Creek. The curb barrier structures shall be solely on the applicant's property. There shall be no encroachment onto public property.
4. The applicant shall install "fluted" bollards at the project location of similar design and color as the street light structures along Main Street. Chain link strung between the bollards shall be "black zinc" colored.
5. The sign requested by the applicant in their application submittal shall be removed.
6. Within sixty (60) days after approval by the Planning Commission or City Council on appeal of the site development plan specified under Condition No. 3, the applicant, their agents, heirs or assigns shall submit to the Development Services Department for administrative review and approval of site improvement construction plans. Construction of site improvements shall commence within sixty (60) days of the City's administrative approval of site improvement plans.
7. Any proposed change to the Project Description or conditions of approval shall require a new variance, site plan or conditional use application submission for consideration under the Zoning Ordinance.
8. All construction shall be limited to the hours of 7:00am to 6:00pm., Monday to Saturday.