

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

- 1.1 This project is Categorical Exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines. Class 11 exemptions include the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities including but not limited to on-premise signs. The proposal is for minor modifications to the exterior of the building and would not generate any additional traffic or create any visually incompatible elements.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

As proposed, the project is consistent with the Commercial (C) land use designation as defined within General Plan Policy 2.2.1.2 because the land use designation provides for areas for service uses to serve the residents, businesses and visitors of the County. The restaurant provides a service to the community and would be consistent with the General Plan land use.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires development projects to be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. The proposed re-branding of the existing grocery store including the new outdoor seating area, signage, and colors would not create a visual incompatibility with other similar retail uses within the vicinity or along U.S. Highway 50.

3.0 ZONING ORDINANCE FINDINGS

3.1 The proposed use is consistent with Title 17.

The proposed revisions to include an outdoor eating area and new signage are permitted by right in the Planned Commercial zone in compliance with Section 17.32.140.B.

3.2 **The proposed signage is consistent with Title 17.**

The property fronts U.S. Highway 50 therefore Design Review is required in accordance with Chapter 17.74 and Section 17.14.130. The proposed changes will be consistent with the surrounding area and the existing shopping center. Approval of the Design Review would authorize the re-imaging of the store in keeping with the current standard for the brand across the United States.