

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Date: February 14, 2019

Staff: Emma Carrico

PLANNED DEVELOPMENT REVISION

FILE NUMBER: PD-R18-0002/McDonald's Remodel

APPLICANT: McDonald's US LLC - Brian McCarthy ACM

AGENT: PM Design Group Inc. - Hala Ibrahim

PROPERTY OWNER: Irving & Eva Chorub Family Trust

REQUEST: Revision to an approved commercial Development Plan for the proposed interior and exterior remodeling of an existing McDonald's restaurant consisting of modifications to building roof line and facade, wall signs, and ADA-compliant site upgrades.

LOCATION: East side of Missouri Flat Road, approximately 130 feet north of the intersection with Golden Center Drive, in the El Dorado Diamond Springs Community Region, Supervisorial District 3 (Exhibit A).

APN: 327-212-21 (Exhibit B)

ACREAGE: 0.759 acre

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Community Commercial-Planned Development (CC-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that the project to be Categorically Exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and
2. Approve Planned Development Revision PD-R18-0002, based on the Findings and subject to the Conditions of Approval.

ANALYSIS

Background: The subject McDonald's restaurant is located in the Golden Center Plaza shopping center. The commercial development was approved under Planned Development Permit PD03-0006 and Tentative Parcel Map P03-0013 resulting in the construction of five commercial buildings with each building on separate parcels.

Site Description: The 0.759 acre site is rectangular in shape and located approximately 130 feet west of the intersection of Missouri Flat Road and Golden Center Drive. Site access is from Missouri Flat Road. The site is almost entirely paved, vegetation consists of existing landscaping (Exhibit J) which will not be changed as a part of the renovation (Exhibit F).

Project Description: The applicant is requesting a revision to the original Planned Development permit PD03-0006 for the proposed interior and exterior remodel of the existing McDonald's restaurant. The interior remodel would include updates to the dining area, restrooms, and crew room to improve ADA accessibility. The exterior remodel would include raising parts of the roof line to be one consistent height; replacement of the existing canopies with updated lighted canopies; a complete update of exterior façade materials to darker natural woods and stone to be more consistent with the Missouri Flat Design Guidelines (Exhibit G); replacement of all wall mounted and drive through signs (Exhibit H); and ADA site upgrades. The proposed remodel would be consistent with the Golden Center Plaza architectural design and materials selection. The revision would only apply to the McDonald's restaurant, and is not an overall change to the Golden Center Plaza. The remodel is a part of the McDonald's corporate program to update the style and branding of older stores. Construction is planned to take six weeks and the restaurant would remain open during that period.

CONSISTENCY

General Plan Consistency: The project is located within the El Dorado Diamond Springs Community Region. The General Plan designates the project site as Commercial. The Commercial land use designation is considered appropriate within Community Regions. General Plan Policy 2.2.1.2 identifies the C land use designation as the providing a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

Zoning Ordinance Consistency: The project site is zoned Community Commercial-Planned Development (CC-PD). Section 130.22.020 identifies that the CC Zone is intended to provide

for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. The existing use is permitted by right within the CC Zone.

Section 130.22.300 of the Zoning Ordinance establishes development standards for projects within the Commercial, Community (CC) Zone, including setbacks, maximum building height, and floor area ratio. As proposed, the project would be consistent with the development standards of the (CC) Zone District.

Environmental Review: This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines stating that Class 1 exemptions consist “of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.” No floor space expansion or intensification of use is proposed as a part of this project, thus it is consistent with this exemption classification under CEQA.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A.....	Location Map
Exhibit B.....	Assessor’s Parcel Map
Exhibit C.....	Land Use Designation Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Map
Exhibit F.....	Site Plan
Exhibit G.....	Elevations
Exhibit H.....	Sign Plan
Exhibit I.....	Materials Board
Exhibit J.....	PD03-0006 Final Landscape Plan
Exhibit K.....	El Dorado-Diamond Springs Community Advisory Commission Comments