

# FINDINGS

## **Planned Development Permit Revision PD-R20-0001/The Crossings Sign Program Planning Commission/November 18, 2021**

### **1.0 CEQA FINDINGS**

- 1.1 The project has been found to be Categorical Exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15311(a) Accessory Structures: On-premise signs. The proposed use would be located within the approved Crossings at El Dorado commercial site.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA.

### **2.0 GENERAL PLAN FINDINGS**

#### **2.1 The proposed use is consistent with General Plan Policy 2.2.1.2.**

The subject parcels have a land use designation of Commercial (C). The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

Rationale: The project is consistent with the C land use descriptions defined by General Plan Policy 2.2.1.2. The sign program would be a part of the existing Crossings at El Dorado commercial development, PD97-0011. This use is consistent with the intent of the C land use designation.

#### **2.2 The proposed use is consistent with General Plan Policy 2.8.1.1.**

Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings.

Rationale: The proposed sign program would provide internally illuminated signs. Internal illumination helps to prevent glare and the need for directional shielding. All future signs allowed through this sign program would be subject to building permit requirements and review.

### **3.0 ZONING FINDINGS**

#### **3.1 The proposed use is consistent with Title 130.22.**

The Regional Commercial (CR) zoning designation provides for large-scale retail services for a regional trade area. The CR zone applies to regional shopping centers that serve a market beyond the community and are located along arterials and at major intersections that provide convenient automobile access.

Rationale: The parcels are zoned CR. The signs would be a part of the approved Crossings at El Dorado commercial development PD97-0011. This use is consistent with the intent of the CR zoning designation.

**3.2 The proposed use is consistent with Section 130.52.040, Development Plan Permit.**

Section 130.52.040 describes the Development Plan Permit process which provides flexibility from the strict application of the Ordinance standards.

Rationale: As illustrated below, the proposed sign program substantially conforms to the approved PD97-0011 (Exhibit D). Relevant Conditions of Approval for PD97-0011 and consistency with this proposed sign program are as follows:

*#12: The project will be permitted no more than one shopping center pylon sign (announcing various shopping center tenants) of not to exceed 1,021 square feet per side or 50 feet in height along the project frontage on U.S. Highway 50 for Phase 1 development. One additional shopping center pylon sign (announcing various shopping center tenants) of not to exceed 654 square feet per side or 35 feet in height will be allowed along the project frontage on Missouri Flat Road for Phase 2 development. The location of the shopping center pylon signs shall be in accordance with County Code 17.16.050. Minor adjustments may be made to the area of the pylon signs as long as the combined total area of 1,675 square feet is maintained. If individual back lighted letters are used in total or in part for this sign instead of the typical interior lighted "can" sign, a larger area may be allowed if approved by the Planning Commission.*

The proposed sign program is consistent with condition of approval #12 in regards to the Highway 50 pylon sign. The proposed Highway 50 pylon sign is 50 feet in height and is 552 square feet in size per side. While the height of the sign is at the maximum allowed, the square footage on each side has been reduced from what the condition allows.

The proposed sign program could be considered consistent with condition of approval #12 in regards to the secondary pylon sign. The sign program proposes to split the one secondary pylon sign allowed on the Missouri Flat frontage into two smaller signs, one located on Missouri Flat and one located on the future Headington Road (See Exhibit F). Instead of one sign that would be allowed up to 35 feet in height, the sign program proposes two signs 17.5 feet in height each. The total allowed square footage has been reduced from a total of 654 square feet to 352 square feet for both secondary pylon signs. This approach reduces the allowed square footage on the secondary pylon sign by 302 square feet. While the sign program proposes an additional pylon sign to be located on Headington Road, it reduces the size of the approved sign on Missouri Flat Road. Due to the reduction in height and square footage from the originally approved project,

the proposed sign program is considered consistent with Condition of Approval #12.

*#13: No more than two onsite monument shopping center signs, not to exceed 10 feet in height and 80 square feet of area, will be permitted along entrance areas of the project. The final location of the monument signs shall be approved by the El Dorado County Planning Department.*

No onsite monument signs are proposed with this sign program. See Conditions of Approval for this planned development permit revision for restrictions in regards to future monument signs.

*#14: One tenant monument sign will be permitted for each free-standing use not to exceed 6 feet in height and 48 square feet in area.*

No tenant monument signs are proposed with this Planned Development Permit Revision at this time. Future monument signs shall be evaluated for compliance with this Condition of Approval during review of building permit submittals.

*#15: Building wall signs will be permitted not to exceed an average of 10 percent of the square footage of the building frontage on which it appears and meet the other standards specified in County Code 17.16.030. The frontage will included parapets or other wall features that extend beyond the structure of the wall.*

This condition of approval shall be met during building permit review. See Exhibit F for PAD Tenant details. PAD Tenant details show compliance with this requirement.

*#16: Menu boards and directional signs for the fast food restaurants will be subject to the approval of the Planning Director.*

Menu boards and directional signs are not part of this Planned Development Permit Revision. Future menu boards and directions signs shall comply with condition of approval #16 at the time of building permits.

*#17: Prior to issuance of any building permit, the applicant shall submit a sign design program as a minor amendment to the Development Plan which addresses criteria for color, style, sizes, materials for the pylon, monument, and wall signs. Such criteria, when approved by the Planning Commission, shall be applied to all permitted on-site signs. Temporary signing and banners are not permitted unless standards are provided in the sign program for such signing, including length of time such temporary signs are allowed.*

This proposed sign program complies with Condition of Approval #17.

*#18: All sign locations will comply with El Dorado County site distance requirements as defined in the "Design and Improvements Standards Manual."*

Condition of Approval #18 shall be enforced at the time of issuance of building permits.

#### **4.0 DEVELOPMENT PLAN REVISION FINDINGS**

##### **4.1 The issuance of the permit is consistent with the General Plan, any applicable specific plan, and Chapter 130.28.**

Rationale: Development Plan PD97-0011 reviewed the uses, layout, design, and impacts of the development as a whole. As discussed above, PD-R20-0001 conforms to the sign program requirements identified in PD97-0011. Furthermore, PD97-0011 disclosed and analyzed on-site monument signs and tenant signs, including a monument sign located along Highway 50.

##### **4.2 The site is adequate in shape and size to accommodate proposed uses and other required features.**

Rationale: The site is over 70 acres in size with multiple street frontages and entrances. The site is adequate in shape and size to accommodate multiple signs and meet all requirements without becoming crowded or blocking cross visibility.

##### **4.3 Any exceptions to the development standards of the zone are justified by the design or existing topography.**

Rationale: The Crossings at El Dorado will have a multitude of tenants, with limited street frontage or street signs. Much of the interior of the 70-acre site will not be visible from Missouri Flat Road due to the size of the site and the topography that slopes downward away from Missouri Flat Road. These constraints necessitate the approval of signs under PD97-0011 which are larger signs than are permitted under the current development standards in order to provide the same sign visibility that would be afforded commercial tenants on other sites within the County.

##### **4.4 Adequate public services and facilities exist or will be provided to serve the proposed development.**

Rationale: The proposed revision would implement a sign program over the development. No increase in public services or facilities is needed to serve this use.

- 4.5 **If mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 in Article 4.**

Rationale: Not applicable. No mixed-use development is proposed.

- 4.6 **The proposed development complies with the provisions of the –PD combining Zone Section 130.28.010.**

Rationale: The proposed revision complies with all applicable requirements.