

Planning Commission Hearing

Green Valley Station

OCTOBER 23, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



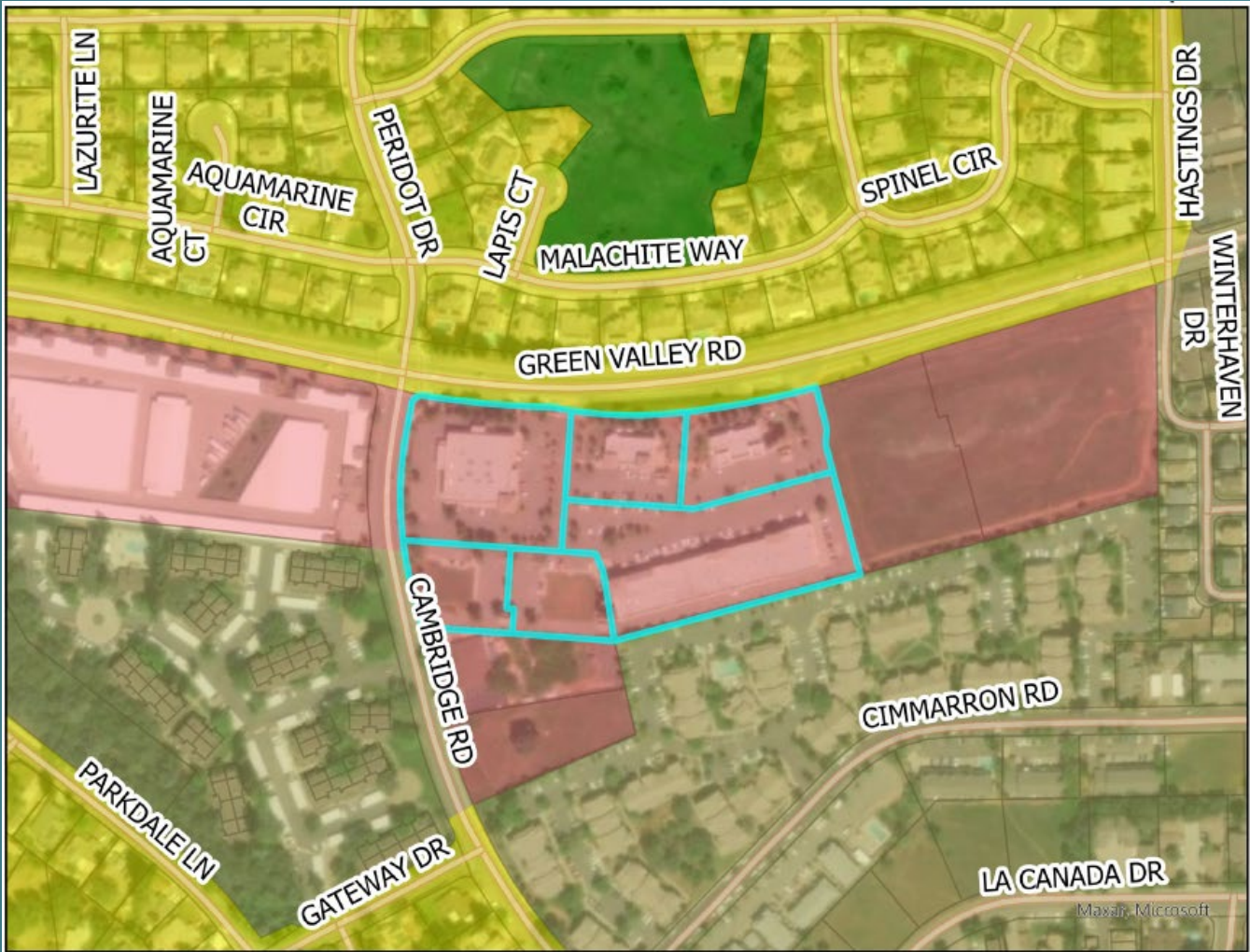
Project Description

A Planned Development Permit Revision, PD-R24-0003, requesting an increase to the allowable restaurant space from 8,000 square feet to 12,711 square feet, within the previously developed area of an existing shopping center. No new development is proposed, except for internal tenant improvements.

Project Vicinity Map



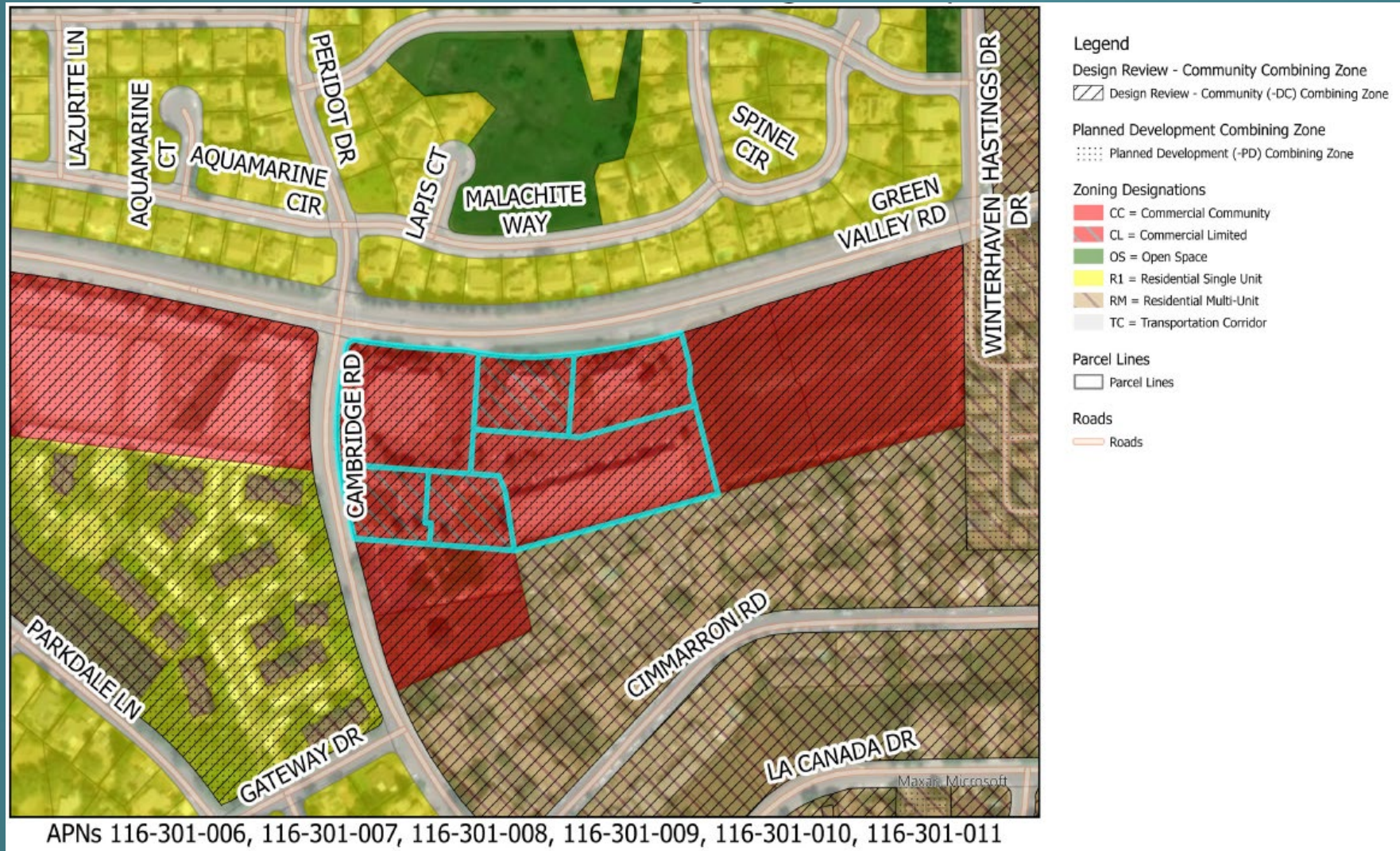
General Plan Land Use Map



APNs 116-301-006, 116-301-007, 116-301-008, 116-301-009, 116-301-010, 116-301-011

- Legend
- Land Use Designations
- Commercial (C)
 - High Density Residential (HDR)
 - Multi-Family Residential (MFR)
 - Open Space (OS)
- Parcel Lines
- Parcel Lines
- Roads
- Roads

Zoning Map



Project Plans

PARKING CALCULATION (CURRENT BUILDINGS)

NO.	BUILDING	CLASSIFICATION	PARKING REQUIREMENT	AREA	OUTDOOR	PARKING REQUIRED
T1	CV PHARMACY	GENERAL INDOOR RETAIL	(1) PER 300 S.Q.F.T. AREA (2) PER 600 S.Q.F.T. OF STORAGE	15,836.00 S.Q.F.T.		(63) STALLS
T2	STARBUCKS	RESTAURANT	(1) PER 200 S.Q.F.T. GFA (2) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 S.Q.F.T. EXEMPT	1,800.00 S.Q.F.T.	376.00 S.Q.F.T.	(12) STALLS + (1) STALL + (1) RV STALL
T3	CHINA MOON YOGA	HEALTH AND FITNESS	(1) PER 300 S.Q.F.T. AREA (2) PER 600 S.Q.F.T. OF STORAGE	2,400.00 S.Q.F.T.		(12) STALLS
T4	MENCHIES	RESTAURANT	(1) PER 200 S.Q.F.T. GFA (2) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 S.Q.F.T. EXEMPT	12,000.00 S.Q.F.T.	476.00 S.Q.F.T.	(5) STALLS + (1) STALL + (1) RV STALL
T5	JANBA JUICE	RESTAURANT	(1) PER 200 S.Q.F.T. GFA (2) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 S.Q.F.T. EXEMPT	800.00 S.Q.F.T.		(4) STALLS + (1) RV STALL
T6	EMPTYS	FUTURE RESTAURANT	(1) PER 400 S.Q.F.T. GFA	2,000.00 S.Q.F.T.		(5) STALLS
T7	MOM AND POP'S CHICKEN SHOP	RESTAURANT	(1) PER 200 S.Q.F.T. GFA (2) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 S.Q.F.T. EXEMPT	1,871.00 S.Q.F.T.	800.00 S.Q.F.T.	(5) STALLS + (1) STALL + (1) RV STALL
T8	DOMINOS PIZZA	RESTAURANT	(1) PER 200 S.Q.F.T. GFA (2) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 S.Q.F.T. EXEMPT	1,400.00 S.Q.F.T.		(6) STALLS + (1) RV STALL
T9	EMPTYS	RETAIL (ASSUMED)	(1) PER 400 S.Q.F.T. GFA	1,400.00 S.Q.F.T.		(4) STALLS
T10	PAK & PRINT	PAK & PRINT	(1) PER 300 S.Q.F.T. AREA (2) PER 600 S.Q.F.T. OF STORAGE	1,100.00 S.Q.F.T.		(4) STALLS
T11	BOOKHOUSE	GENERAL INDOOR RETAIL	(1) PER 300 S.Q.F.T. AREA (2) PER 600 S.Q.F.T. OF STORAGE	10,250.00 S.Q.F.T.		(4) STALLS
T12	MUSKA	RESTAURANT	(1) PER 200 S.Q.F.T. GFA (2) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 S.Q.F.T. EXEMPT	1,400.00 S.Q.F.T.		(6) STALLS + (1) RV STALL
T13	DRY CLEANER AND ALTERATIONS	DRY CLEANER AND ALTERATIONS	(1) PER 300 S.Q.F.T. PLUS (1) PER	1,400.00 S.Q.F.T.		(5) STALLS
T14	TPS N TOES	BARBER / BEAUTY SHOP	(2) PER CHAIR	1,000.00 S.Q.F.T.		(16) STALLS
T15	EMPTYS	RETAIL (ASSUMED)	(1) PER 400 S.Q.F.T. GFA	1,400.00 S.Q.F.T.		(4) STALLS
T16	COIN WASH	LAUNDRY MAT	(1) PER 50 WASHERS	1,400.00 S.Q.F.T.		(16) STALLS
T17	BARBER SHOP	BARBER / BEAUTY SHOP	(2) PER CHAIR	1,251.00 S.Q.F.T.		(12) STALLS
T18	EMPTYS	RETAIL (ASSUMED)	(1) PER 400 S.Q.F.T. GFA	2,251.00 S.Q.F.T.		(8) STALLS
T19	KOVACS	HEALTH AND FITNESS	(1) PER 300 S.Q.F.T. AREA (2) PER 600 S.Q.F.T. OF STORAGE	2,354.00 S.Q.F.T.		(8) STALLS
T20	EL CORONADO FITNESS	HEALTH AND FITNESS	(1) PER 300 S.Q.F.T. AREA (2) PER 600 S.Q.F.T. OF STORAGE	6,386.00 S.Q.F.T.		(26) STALLS
TOTAL (CURRENT BUILDINGS)				60,343.00 S.Q.F.T.		(26) STALLS + (6) RV STALLS

PARKING CALCULATION (FUTURE BUILDINGS)

NO.	BUILDING	CLASSIFICATION	PARKING REQUIREMENT	AREA	PARKING REQUIRED
T21	(FUTURE BUILDING)	RETAIL (ASSUMED)	(1) PER 400 S.Q.F.T. GFA	4,800.00 S.Q.F.T.	(12) STALLS
T22	(FUTURE BUILDING)	RETAIL (ASSUMED)	(1) PER 400 S.Q.F.T. GFA	6,750.00 S.Q.F.T.	(17) STALLS
TOTAL (FUTURE)				11,550.00 S.Q.F.T.	(29) STALLS

TOTAL PARKING REQUIREMENTS PER CHAPTER 130.35

PARKING AREA TYPE	AREA	PARKING REQUIRED
CURRENT BUILDINGS	48,343.00 S.Q.F.T.	(24) STALLS + (6) RV STALLS
FUTURE BUILDINGS	11,550.00 S.Q.F.T.	(12) STALLS
TOTAL STALLS REQUIRED	60,343.00 S.Q.F.T.	(25) STALLS + (6) RV STALLS

EXISTING PARKING PROVIDED

PARKING TYPE	NUMBER OF STALLS
ACCESSIBLE STALLS	(16) STALLS
STANDARD STALLS	(16) STALLS
COMPACT STALLS	(78) STALLS
RV STALLS	(6) STALLS
DRIVE THRU STALLS	(14) STALLS
TOTAL EXISTING STALLS	(124) STALLS + (6) RV STALLS

TABULATION

NO.	MEASUREMENT	DISTANCE	ARC LENGTH	ARC CHORD	DELTA
(1)	S 50° 18' 30" W	21.89'	3.088'	20.00'	88° 27' 30"
(2)	N 11° 08' 40" E	63.51'			
(3)	N 02° 24' 02" E	203.59'	193.95'	870.00'	17° 25' 22"
(4)	S 08° 52' 41" E	83.70'	83.82'	870.00'	02° 10' 04"
(5)	N 13° 27' 43" W	83.80'			
(6)	S 05° 23' 04" E	176.92'			
(7)	S 07° 23' 04" E	162.79'			
(8)	N 17° 38' 58" E	479.34'			
(9)	S 14° 23' 01" E	221.94'			
(10)	S 14° 23' 01" E	51.94'			
(11)	S 14° 23' 01" E	25.94'			
(12)	S 14° 23' 01" E	90.43'			
(13)	S 78° 51' 40" W	247.86'	247.30'	1025.00'	08° 44' 23"
(14)	S 84° 44' 51" W	282.00'	29.20'	8.2000'	0° 01' 42"
(15)	S 87° 49' 41" W	188.28'	188.72'	77500'	1° 57' 08"
(16)	S 79° 28' 31" W	34.86'	34.95'	77.00'	0° 35' 13"
(17)	S 84° 15' 34" E	244.63'	244.81'	1860.00'	0° 37' 23"

SITE PLAN KEYNOTES

- 1 STARBUCKS OUTDOOR SEATING 30.00 S.Q.F.T.
- 2 MENCHIES OUTDOOR SEATING 476.00 S.Q.F.T.
- 3 CHICKEN SHOP OUTDOOR SEATING 78.00 S.Q.F.T.
- 4 THE OPENING "A" AND "B" IN THE NON-VEHICULAR ACCESS EASEMENT WAS SHIFTED FROM THE LOCATION SHOWN ON SUBDIVISION MAP F-31 TO CORRESPOND WITH THE EASEMENT APPROVED BY THE EL DORADO COUNTY DEPT. OF TRANSPORTATION AND ARE LOCATED ON THE APPROVED TENTATIVE MAP.

TOTAL ON-SITE RESTAURANT USE

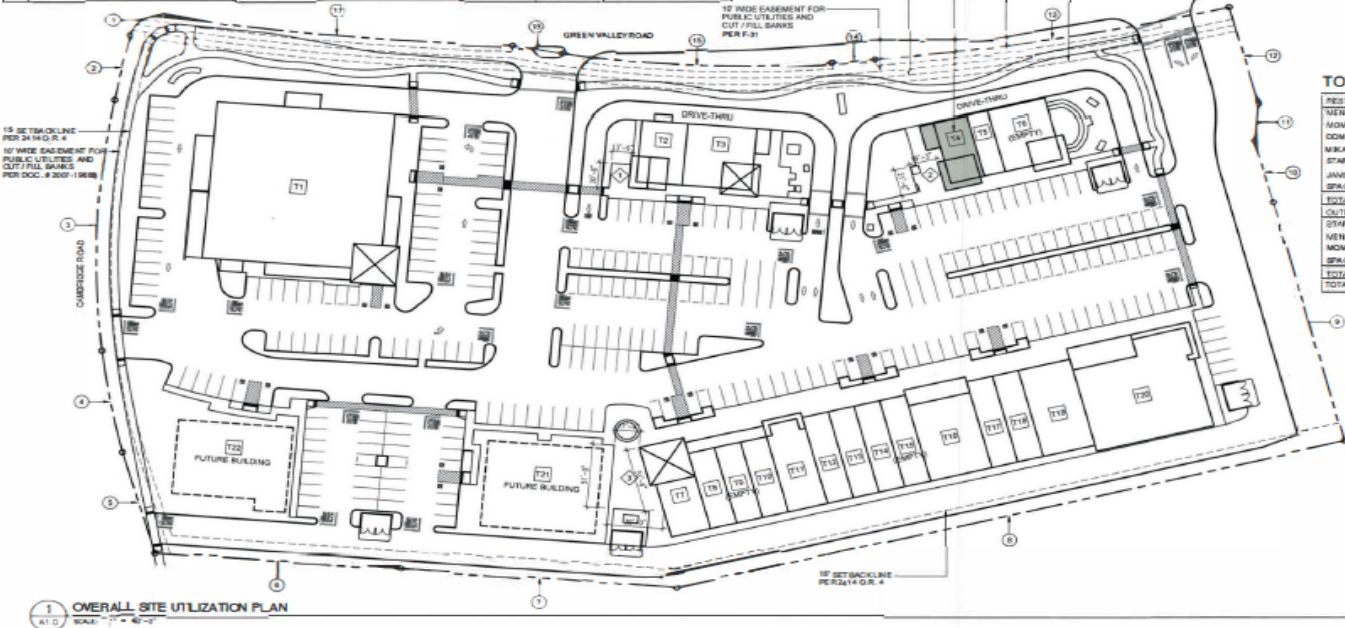
RESTAURANT	AREA
MOM AND POP'S CHICKEN SHOP	1,871.00 S.Q.F.T.
DOMINOS PIZZA	1,400.00 S.Q.F.T.
MUSKA	1,400.00 S.Q.F.T.
STARBUCKS	1,800.00 S.Q.F.T.
JANBA JUICE	800.00 S.Q.F.T.
SPACETS (CURRENTLY EMPTYS)	2,000.00 S.Q.F.T.
TOTAL RESTAURANT USE	13,461.00 S.Q.F.T.
OUTDOOR AREAS	
STARBUCKS	376.00 S.Q.F.T.
MENCHIES	476.00 S.Q.F.T.
MOM AND POP'S CHICKEN SHOP	800.00 S.Q.F.T.
SPACE T8 (CURRENTLY EMPTYS)	430.00 S.Q.F.T.
TOTAL OUTDOOR AREAS	2,322.00 S.Q.F.T.
TOTAL RESTAURANT USE (INCLUDING OUTDOOR AREAS)	15,783.00 S.Q.F.T.

RECEIVED

OCT 18 2024

EL DORADO COUNTY

PLANNING & DEVELOPMENT



1 OVERALL SITE UTILIZATION PLAN
SCALE: 1" = 40'-0"



Environmental Review

- An Initial Study and Mitigated Negative Declaration were prepared for PD05-0004 and adopted by the Planning Commission on January 26, 2006 (Exhibits H and I). Pursuant to CEQA Guidelines Section 15162 and 15164 no subsequent, nor addendum to the Negative Declaration shall be prepared for this project as there has been no substantial change in the project based on the whole record that would cause significant effect on the environment.
- This revision would allow an increase of 4,711 square feet of allowable restaurant area within an existing, developed shopping center and will not have a substantial impact on the environment that was not already analyzed in the previous approval and therefore, no additional environmental analysis is necessary. Pursuant to Section 15162 and 15164 of the CEQA Guidelines, staff has determined that PD-R24-0003 does not require a subsequent Negative Declaration, nor does it require an addendum to the Negative Declaration.

Staff Recommendation

Staff recommends the Planning Commission take the following actions:

- Find Planned Development Permit Revision PD-R24-0003 consistent with the Mitigated Negative Declaration adopted for the approved PD05-0004/Green Valley Station, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines; and
- Approve Planned Development Permit Revision PD-R24-0003 based on the Findings and subject to the Conditions of Approval as presented.