

## **FINDINGS**

### **Planned Development Revision PD-R18-0002/McDonald's Remodel Planning Commission/February 14, 2019**

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 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.
- 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 project is consistent with General Plan Policy 2.2.1.2.**

The purpose of the Commercial (C) land use designation 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 El Dorado County General Plan designates the subject site as Commercial. This design review is for a previously established commercial use of food and beverage retail sale consistent with the Commercial land use designation.

##### **2.2 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The food and beverage retail sale use was previously established and is not expanding in size or intensifying use. Surrounding uses include other commercial retail developments.

**2.3 The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The use is previously established. No increase in demand for public services or utilities is proposed or anticipated.

**2.4 The project is consistent with General Plan Policy 6.2.3.2.**

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: No change is proposed to site layout including shared access lanes and parking lot.

**3.0 ZONING FINDINGS**

**3.1 The project is consistent with Title 130.**

The Commercial, Community (CC) zone provides 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.

Rationale: This design review is for a previously established commercial use of food and beverage retail sale consistent with the CC zoning designation.

**3.2 The project is consistent with Chapter 130.35: Off-Street Parking and Loading.**

Section 130.35 of the Zoning Ordinance establishes off-street parking requirements for businesses. Restaurants with drive-through are required to provide one parking space per 300 square feet of dining room GFA; plus 1 RV space for every 20 parking spaces.

Rationale: No changes in parking, loading areas, or stacking lane are proposed as a part of this project. At 3,844 square feet 13 parking spots are required. The applicant has provided a site plan with parking information that demonstrates a total of 41 parking spaces, 35 standard, 2 compact, and 4 ADA accessible. There is also shared parking throughout the Golden Center Plaza.

**3.3 The project is consistent with Chapter 130.33: Landscaping Standards.**

Section 130.33 of the Zoning Ordinance identifies the use types which require the submittal of landscaping plans, subject to the standards in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM).

Rationale: No change in landscaping is proposed as a part of the project. Existing landscaping will be protected from remodel activities.

**3.4 The project is consistent with Chapter 130.36: Signs.**

Section 130.36 of the Zoning Ordinance establishes sign regulations that are consistent with the goals, objectives and policies of the El Dorado County General Plan and the County's visual and aesthetic goals, and provide adequate identification for establishments.

Rationale: A sign plan was provided by the applicant demonstrating that new signs will be substantially consistent with the size, color, and location of existing signs. Some changes in font and color are proposed. Sign changes will be more consistent with the Missouri Flat Design Guidelines.

**4.0 MISSOURI FLAT DESIGN GUIDELINES**

**4.1 The project is consistent with Section 3.4: Building Design.**

This development plan revision will improve the existing building to be substantially more consistent with the Missouri Flat Design Guidelines. The design team has used 360-degree architecture by using attractive natural materials on all sides of the building and by placing awnings on multiple sides. The designer is also proposing use of a darker color scheme and wood, stone, and weathered zinc accents to comply with the design guidelines on materials and colors. The project was reviewed by the Diamond Springs El Dorado Community Advisory Committee (EDDS CAC), who found that the remodel "more closely approaches the Missouri Flat Guidelines." The EDDS CAC approved of the project with one recommendation to change the white awning color to a softer more muted white, which the applicant has agreed with (Exhibit K).