

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: February 9, 2017

Staff: Jennifer Franich

DESIGN REVIEW REVISION

FILE NUMBERS: DR94-0002-R/Village Square

APPLICANT: J.A. Sutherland, Inc

ARCHITECT: Lawrence Mitchell

REQUEST: Design Review to re-image existing restaurant store front, canopy and signs, to update logos, and colors and associated site improvements, for the Taco Bell Restaurant in Village Square Commercial Center (DR94-0002/DR91-05).

LOCATION: Southeast side of Park Drive, approximately 300 feet east of the intersection with El Dorado Hills Boulevard, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A).

APN: 121-180-15 (Exhibit B)

ACREAGE: 1.105 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Commercial-Community Design Review District (CC-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15301(g) of the CEQA Guidelines

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

1. Certify that the project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301(g) of the CEQA Guidelines; and

2. Approve DR94-0002-R based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Design Review Permit would re-image the existing Taco Bell restaurant in the Village Square shopping center in the El Dorado Hills area. Convenience restaurants are allowed in Commercial zones by right, however, the Design Review Combining zone adds a requirement for a design review permit, subject to the requirements in sections 130.52.030 of the Zoning Ordinance. A Design Review permit is in place currently for the entire shopping center under DR94-0002. The shopping center was originally approved under Design Review DR91-0005, which included a specific site layout, building design, hardscape, and sign program. A revision under Design Review DR94-0002, approved by the Planning Commission on June 9, 1994, allowed for modifications to and expansion of the shopping center to add approximately 80,000 square feet of commercial space. Design elements including the architectural style and exterior materials approved under DR91-0005 were retained for the revision. Although the current Zoning Ordinance applies to the project, including those requirements for signs, landscaping, and lighting, the proposed revisions to the Taco Bell building were required to maintain visual compatibility with the existing shopping center. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT INFORMATION

Site Description: The site is located near Highway 50 along El Dorado Hills Boulevard, in the Village Square Shopping Center. The subject site is currently developed with approximately 73,100 square feet of retail space, including Raley's supermarket (61,500 square feet), and other retail shops (11,500 square feet). The site slopes downhill from El Dorado Hills Boulevard to the creek separating the shopping center and the golf course. Access is provided by Saratoga Way adjacent to the existing service station, and Park Drive northerly of the existing center.

Project Description: The project would allow the re-facing of the existing building. This would include new signs on the north, east, and west-facing façades, new building-attached lighting, an updated logo and colors, and new siding, roofing, and other design details (Exhibits E, F). The design is intended to meet the standards in the updated sign ordinance and to be compatible with the design of the shopping center, as required by DR94-0002. Building elevations have been modified (Exhibit F) to depict a building design that incorporates elements occurring throughout the shopping center, including aluminum storefront, terracotta colored brick, neutral painted wood elements, and charcoal asphalt roof shingles. The proposal would not change the size or use of the building, the general circulation on-site. A small portion of the on-site pedestrian walkway would be altered in order to improve accessibility from the handicapped parking area to the building entrance, resulting in removal of landscape area. Additional landscape area would be added to the west-facing entrance.

ENVIRONMENTAL REVIEW

Staff has prepared a Notice of Exemption. Staff has determined that the proposed project would not have a significant effect on the environment and the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Land Use Map
Exhibit D.....	Zoning Map
Exhibit E-1.....	Site Plan and Building; Sheet C1.0
Exhibit E-2.....	Floor Plan; Sheet A1.0
Exhibit E-3.....	Seating and Equipment Plan; Sheet A2.0
Exhibit E-4.....	Roof Plan; Sheet A3.0
Exhibit E-5.....	Exterior Elevations Signs and Awnings; Sheet A4.0
Exhibit E-6.....	Exterior Elevations; Sheet A4.1
Exhibit E-7.....	Reflected Ceiling Plan; Sheet A7.1
Exhibit E-8.....	Mechanical and Lighting Plans and Schedules; Sheet ME1.0
Exhibit F.....	Building Façade Renderings
Exhibit G.....	Existing Lighting Photometrics
Exhibit H.....	DR91-05 Exhibits C-1 and C-2, Village Square Commercial Center Design Elements
Exhibit I.....	Existing Site Photos