

## FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 9, 2014

### AGENDA ITEMS

2. (14-1327) Hearing to consider a request for a design review revision of the existing Food 4 Less to include the addition of an outdoor seating area, an exterior propane BBQ, two corrugated metal awnings, signage, and replacing signage from Food 4 Less to Fork Lift by Nugget and repainting yellow tie rods and brackets to a silver-blue color [Design Review Revision DR01-0014-R-3/Food 4 Less]\*\* on property identified by Assessor's Parcel Number 109-201-09, consisting of 4.331 acres, in the Cameron Park area, submitted by DeKleer and Associates; and staff recommending the Planning Commission take the following actions:
- 1) Certify that the project is exempt from CEQA pursuant to Section 15311 of the CEQA Guidelines; and
  - 2) Approve Design Review Revision DR01-0014-R-3 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 2)

Lillian MacLeod presented the item to the Commission with a recommendation for approval. She distributed a modified Landscaping Plan. Mrs. MacLeod stated that the Cameron Park Design Review Committee had concerns on the existing landscape, so Condition #2 was revised to require full or standard size trees. She also recommended changes to Finding 2.2 by deleting the last sentence and replacing it with new language which she read into the record.

Tom DeKleer, applicant's agent, spoke on the landscaping.

Jeff Albright/Nugget Market, applicant, made the following comments:

- Decision was to rebrand for this specific community in order to meet the community needs;
- Their other two Food 4 Less stores will remain the same; and
- Community has been very supportive.

Bill Glasser made the following comments:

- Family owns Burke's Junction, which is located across the street;
- Great idea on the rebranding;
- Spoke on the struggle of the small businesses, particularly the restaurants, located in Burke's Junction; and
- Has issue with the outdoor grill as it adds an undue burden to the existing restaurants who are trying to attract the lunch crowd.

Chair Mathews closed public comment.

Mr. DeKleer clarified that the intent for the outdoor grill was to provide grilled food for the store's deli to further process the cooked food.

Commissioner Stewart made the following comments:

- Inquired on the cart storage location and if there would be a hood on the outdoor grill to prevent smoke from going inside the store;
- Questioned any air quality emissions regarding the outdoor grill;
- Confirmed that all the strikeouts were due to compliance; and
- Questioned first underline section in Condition 9.

In response to Commissioner Ridgeway's inquiry on if this was a new business venture, Mr. Albright stated that they were just expanding on what they have already been offering, which included providing prepared foods.

There was no further discussion.

**Motion: Commissioner Mathews moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1) Certify that the project is exempt from CEQA pursuant to Section 15311 of the CEQA Guidelines; and 2) Approve Design Review Revision DR01-0014-R-3 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Finding 2.2 as identified during the hearing; and (b) Amend Condition #9 by striking out the 1<sup>st</sup> underline section.**

**AYES: Stewart, Ridgeway, Shinault, Heflin, Mathews**

**NOES: None**

This action can be appealed to the Board of Supervisors within 10 working days.