

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of:

May 9, 2019

Staff:

Emma Carrico

PLANNED DEVELOPMENT REVISION

FILE NUMBER: PD90-0011-R-3/Prospector's Plaza Sign Revision

AGENT: Western Sign Company Inc.-Dennis Schneider

OWNER: WRI Golden State LLC

REQUEST: Revision to Planned Development permit PD90-0011 for Prospector's Plaza to add a 20-foot tall multi-tenant monument sign approximately 150 feet south of the Missouri Flat Road entrance and a 12-foot tall four tenant monument sign at the north corner.

LOCATION: Northwest side of the intersection of Missouri Flat Road and US Highway 50, in the El Dorado Diamond Springs community region, Supervisorial District 3. (Exhibit A)

APN: 327-290-60 (Exhibit B)

ACREAGE: 19.87 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Commercial, Regional-Planned Development (CR-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to 15311(a) Accessory Structures: On-premise signs, of the CEQA Guidelines.

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

1. Find that the project is Categorically Exempt pursuant to California Environmental Quality Act Section 15311(a) Accessory Structures: On-premise signs; and
2. Approve Planned Development Revision PD90-0011-R-3 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The proposed revision to the Prospector's Plaza development plan would allow the addition of two monument signs. These revisions are consistent with the original development plan, architectural features of the site, and the Missouri Flat Design Guidelines.

BACKGROUND

The development plan for Prospector's Plaza was originally approved under zone change Z78-0110, as Planned Development permit applications were reviewed under zone changes at that time. The current project number, PD90-0011, was established when a proposal for a new building was submitted in 1990. The existing US Highway 50 oriented monument sign was approved by the Planning Commission on July 11, 2013 under revision PD90-0011-R-2.

PROJECT INFORMATION

Site Description: The project is located on the north west side of the intersection of Missouri Flat Road and US Highway 50, in the El Dorado Diamond Springs community region (Exhibit A). Primary site access is on Missouri Flat Road directly across from the El Dorado Villages main entrance, with a secondary access approximately 350 feet north of the primary access also on Missouri Flat Road. Current tenants in Prospector's Plaza include CVS Pharmacy, Ross Dress for Less, and Save Mart Supermarkets. The anchor tenant space has been vacant since January 2019 when the previous anchor tenant, K-mart department stores, closed its doors. Surrounding uses include undeveloped regional commercial to the west and north, the El Dorado Villages/Safeway Center (PD97-0012) to the north west, and Us Highway 50 to the west and south (Exhibit D).

Project Description: The proposed revision to planned development permit PD90-0011 for Prospector's Plaza to add a multi-tenant monument sign approximately 150 feet south of the Missouri Flat Road entrance (Exhibit E1) and a four tenant monument sign at the north corner (Exhibit E2). The square footage of the two new signs would exceed the maximum allowance under Sign Ordinance 130.36; see finding 3.2 and summary chart below. The excess size is approvable under a planned development permit pursuant to code 130.52.040, Development Plan Permit, of the Zoning Ordinance. The project was reviewed by the El Dorado Diamond Springs Community Advisory Committee (EDDS CAC) who did not have any comments or concerns.

	Maximum Permitted	Proposed multi-tenant	Proposed four tenant
Height (feet)	10'	20'	12'
Area (square feet)	40sf	80sf	50sf
Location	NA	150 feet south of the Missouri Flat main entrance	North corner
Orientation	NA	East-west perpendicular to Missouri Flat	East-west parallel to secondary access

CONSISTENCY

As discussed in the findings section below, the project conforms with General Plan policies regarding land use compatibility and site adequacy, as well as Zoning Ordinance development standards. The project was also reviewed and verified for consistency with the original development plan, architectural features of the site, and the Missouri Flat Design Guidelines.

ENVIRONMENTAL REVIEW

The project has been found to be Categorically Exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to 15311(a) Accessory Structures: On-premise signs, of the CEQA Guidelines. The sign would be consistent with the existing architectural features of Prospector's Plaza and would supplement the existing sign on the site.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE). The filing of the NOE is optional; however, not filing the NOE extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
 Conditions of Approval

Exhibit A.....Location Map
 Exhibit B.....Assessor's Parcel Map
 Exhibit C.....General Plan Land Use Map
 Exhibit D.....Zoning Map
 Exhibits E1-E2.....Elevations
 Exhibit F.....Site Plan
 Exhibit G.....Original Monument Sign Plan

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