

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



Agenda of: December 13, 2012
Item No.: 10
Staff: Aaron Mount

DESIGN REVIEW REVISION

FILE NUMBER: DR01-0014-R-2/Applebee's Re-imaging

APPLICANT: Apple Village Partners

AGENT: Apple American Group

REQUEST: Design Review revision for an existing Applebee's restaurant to:

- a. Repaint the building, trim, and exterior elements;
- b. Replace existing fabric awnings with backlit awnings containing the corporate logo;
- c. Replace all name and logo signage;
- d. Replace exterior light fixtures; and
- e. New roof structure on tower entrance.

LOCATION: On the north side of Coach Lane, approximately 1,500 feet west of the intersection with Cameron Park Drive, in the Cameron Park area, Supervisorial District 2. (Exhibit A)

APN: 109-201-14 (Exhibit B)

ACREAGE: 1.024 acres (Exhibit B)

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Planned Commercial-Community Design Review (CP-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15311 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends 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-2 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

STAFF ANALYSIS

BACKGROUND: DR01-0014 was approved by the Planning Commission on June 13, 2002 for the development of six commercial buildings totaling 86,465 square feet on five parcels. A minor revision was approved administratively on September 18, 2003, to allow a 16,800 square foot commercial building to be developed as a separate 5,760 square foot restaurant, the subject of this application, and a 10,500 square foot commercial-retail building. A major revision, DR01-0014-R, was approved March 9, 2006 replacing two previously approved fast food restaurants with a single 10,360 square foot commercial retail building.

Project Description: The project includes a Design Review revision request for an existing restaurant in the Cameron Park East Shopping Center. The proposed changes at the existing Applebee's are intended to update the image of the restaurant, in keeping with the current standard for the brand across the United States. The following provides details of the changes:

- a. Repaint the building, trim, and exterior elements. The building color would change from a light tan color to darker beige, accent color would be peach, the new tower roof would be a dark red, and metal coping would be grey (Exhibit L).
- b. Replace existing fabric awnings with backlit awnings containing the corporate logo. This would transform the awnings from an architectural feature to a wall sign. (Exhibits J5-12).
- c. As part of the corporate rebranding, as shown on the exhibits, wall signs would be changed to reflect the new branding of the restaurant (Exhibits J2, J4, J7, and J10)
- d. Exterior gooseneck light fixtures would be replaced with shielded bracket light fixtures (Exhibits K1-2).
- e. The roof structure on the tower entrance would be replaced with a more pronounced roof feature painted dark red (Exhibit J15).

Site Description: The project parcel contains an Applebee's restaurant as well as its related parking lot and landscaping (Exhibits G and H) and is part of the larger Cameron Park East

Shopping Center whose main anchor is Food4Less. The shopping center backs up to Highway 50 on the north, Coach Lane on the south and Rodeo Way on the west. The project site is surrounded by existing commercial development.

General Plan:

The General Plan designates the site as Commercial which permits the existing restaurant use. The Development Services Department has analyzed General Plan policies applicable to this project and found the project to be consistent with the General Plan. General Plan consistency findings are contained in Attachment 2.

Zoning:

The existing restaurant use is permitted in the Planned Commercial zone pursuant to Section 17.32.140.B.

Section 17.74 of the County Code establishes Design Review Districts. The subject site is within the Community Design Review District and pursuant to Section 17.14.130 (Architectural Supervision) of the County Code, where a structure or building faces on a state highway; the application shall be accompanied by architectural drawings or sketches showing the elevations of the proposed building or structure.

Discussion: The applicant has provided elevations of the proposed changes to update the signs and architectural features reflecting the Applebee's corporate image. Based on an evaluation of the surrounding area, the reimagining would be consistent with other commercial structures in the immediate area and the signage would be consistent with the Cameron Park East Shopping Center and would not be detrimental to the development of the commercial area or have visual incompatibility within the U.S. Highway 50 commercial corridor.

Design Guidelines:

The Community Design Guidelines apply to this project. It is also subject to review by the Cameron Park Design Review Community. The proposed changes are consistent with the County's Design Guidelines; in particular:

Awnings: The proposed awnings contain the corporate logo and therefore qualify as wall signs. Wall signs may not exceed an aggregate area of twenty percent of the total area of the wall as required by Section 17.16.030 of the Zoning Ordinance. The total size of the wall signs on any one wall would not exceed twenty percent with inclusion of the awnings. Wall signs are required to project no greater than 12 inches beyond the exterior of the wall. As proposed the awnings would project one foot and two inches from the exterior wall and therefore would require a revision at the building permit stage so that they do not extend further than the required 12 inches from the wall.

Lighting: The applicant has provided cut sheets for the proposed exterior bracket lighting fixtures which emit light in a downward pattern meeting the County's lighting standards. New

awnings would be backlit and would not meet the requirement for lighting to be shielded and directed downward. However, the light would be diffused by the awning leaving a low possibility of it negatively impacting adjacent properties or roadways.

Building Color: The building color would change from a light tan color to darker beige, accent color would be peach, the new tower roof would be a dark red, and metal coping would be grey. The proposed color scheme would be consistent with adjacent commercial structures and a majority of the structures in the Cameron Park U.S. Highway 50 commercial corridor.

Tower Entrance: The roof structure on the tower entrance would be replaced with a more pronounced roof feature painted dark red. This proposed roof would add architectural variation to the structure making it more consistent with adjacent structures in the shopping center.

Conclusion: The proposed building improvements are substantially consistent with the Community Design Guide. The project design and colors were approved at the July 23, 2012 meeting of the Cameron Park design Review Committee. The Cameron park Design Review Committee had additional comments that will be implemented at the building permit stage ensuring that the insert in the monument signs is consistent with others inserts.

Temporary Signs:

Retail centers have a tendency to have a proliferation of temporary signs. The site inspection conducted by staff indicated that temporary signs were being displayed at the project site advertising products for sale. Previous approvals have included a condition that prohibits temporary signage and the owner will be notified that they must comply. (Condition No. 5 of Special Use Permit S01-0029).

ENVIRONMENTAL REVIEW

This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines stating that Class 11 *consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) on-premise signs.* The proposal is for minor modifications to the exterior of the building and would not generate any additional traffic or create any visually incompatible elements. A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Aerial Photo
Exhibit F	Parcel Map 48-108A
Exhibit G	Site Plan
Exhibit H	Cameron Park East Shopping Center Site Plan
Exhibit I-1	East and North Elevations
Exhibit I-2	West and South Elevations
Exhibit J1-J16	Sign, Awning, and Architectural Details
Exhibit K1-K2	Lighting Details
Exhibit L	Color Samples

ATTACHMENT 1

CONDITIONS OF APPROVAL

Design Review Revision DR04-0012-R/Applebee's Re-imaging Planning Commission/December 13, 2012

1. This Design Review revision is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit G.....Site Plan
Exhibit I-1East and North Elevations
Exhibit I-2West and South Elevations
Exhibit J1-16.....Sign, Awning, and Architectural Details
Exhibit K1-2.....Lighting Details
Exhibit LColor Samples

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

As approved, this project consists of a remodel of an existing restaurant allowing the following uses/improvements:

- a. Repaint the building, trim, and exterior elements. The building color would change from a light tan color to darker beige, accent color would be peach, the new tower roof would be a dark red, and metal coping would be grey.
- b. Replace existing fabric awnings with backlit awnings containing the corporate logo. This would transform the awnings from an architectural feature to a wall sign. The awnings shall not project more than twelve inches beyond the exterior face of the wall.
- c. As part of the corporate rebranding, as shown on the exhibits, wall signs would be changed to reflect the new branding of the restaurant
- d. Exterior gooseneck light fixtures would be replaced with shielded bracket light fixtures.
- e. The roof structure on the tower entrance would be replaced with a more pronounced roof feature painted dark red.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

24. The applicant shall provide a minimum 5-foot-wide landscaping strip along the Highway 50 frontage containing shrub or tree species, which will grow vertically in order to provide visual screening of the site from Highway 50. The applicant shall provide a minimum of one 5-gallon or equivalent shrub and one 15-gallon or equivalent tree alternating every 5 feet along the Highway 50 frontage. The size and species of the shrubs and trees shall be approved by the Planning Director prior to occupancy of any of the proposed structures.
- ~~2.~~ ~~The proposed project shall comply with any applicable requirements of the El Dorado County Air Pollution Control District Rule 502: General Conformity Rule, which requires compliance with the State and National Ambient Air Quality Standards.~~
- ~~3.~~ ~~The project shall adhere to the provisions of District Rule 223, and the applicant shall submit a Fugitive Dust Prevention and Control Plan to the APCD prior to any grading activities on the site.~~
- ~~4.~~ ~~The project shall adhere to the provisions contained in El Dorado County Ordinance No. 4548. No grading or excavation activities may take place on site until an Asbestos Hazard Dust Mitigation Plan has been submitted to and approved by the El Dorado County Air Pollution Control District.~~
- ~~5.~~ ~~Asphalt surfacing of site access and parking areas shall conform with El Dorado Air Pollution Control Rule 224: Cutback and Emulsified Paving Materials, which prohibits the atmospheric discharge of volatile organic compounds caused by the use, manufacture, mixing, storage, and/or application of cutback or emulsified asphalt.~~
- ~~6.~~ ~~Pursuant to El Dorado County Air Pollution Control District Rule 501.3(A): Authority to Construct, the applicant shall receive authorization for construction (Authority to Construct) from the Air Pollution Control District prior to commencement of grading and construction activities on the site.~~

- ~~7. Pursuant to El Dorado County Air Pollution Control District Rule 501.3(B): Permit to Operate, the project proponent shall obtain a written permit from the Air Pollution Control Officer prior to the issuance of a building permit.~~
- ~~8. In no case shall daily emissions of ROG, NOx, and PM10 exceed 82 lbs/day during any construction and grading activities on the site.~~
- ~~9. The applicant shall comply with the State of California Title 24 Regulations for Energy Efficient Design to reduce secondary impact emissions.~~
- ~~10. The applicant shall construct a left turn lane for eastbound traffic on Country Club Drive at the intersection with Cameron Park Drive. The improvements shall be constructed to the specifications of the El Dorado County Department of Transportation and shall be completed prior to issuance of a Certificate of Occupancy on any of the buildings. The design of improvements, including signal modification, shoulder widening, and right-of-way acquisition shall be reviewed and approved by the Department of Transportation.~~
- ~~11. The access driveway located across and offset from Strolling Hills Road shall be constructed to allow right in access only. The driveway shall be signed as right in access only and that left turn movements are prohibited. The El Dorado County Department of Transportation may require the installation of a raised median to prevent left turns in and out of this driveway.~~

CONDITIONS

312. The following structures were previously approved by DR01-0014-R: The project, as approved, shall substantially conform to Exhibits H F and G and shall allow the development of six (6) proposed commercial buildings on seven (7) parcels as follows: (1) 53,165 square foot retail grocery/food market on a 4.33-acre parcel; (2) 5,600 square foot square foot commercial-retail building on a 0.60-acre parcel; (3) 10,3600 square foot commercial-retail building on two parcels totaling 1.57 acres; (4) a 6,000 square foot commercial/restaurant building on a .906 acre parcel; (5) 5,664 square foot commercial/restaurant building on a 1.02 acre parcel; and (6) a 10,500 square foot commercial-retail building on a 1.543 acre parcel. ~~Minor modifications to the site plan and building design may be approved by the Planning Director. Major modifications to the site plan or building design will require an amendment to the Design Review application.~~
413. All proposed buildings shall be subject to the issuance of a building permit from the El Dorado County Building Department.
514. The applicant shall comply with all requirements of the Cameron Park Fire District, including, but not limited to fire flow requirements, building accessibility, sprinkler requirements, and building materials. The Cameron Park Fire District shall review and approve all building permits.

645. The applicant / developer shall provide a minimum of 457 on-site parking spaces. No more than 35 percent of the total parking may be identified as "compact" spaces, and a minimum of 18 spaces must be designated as "handicap" only parking. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of County Code.
746. The applicant shall include provisions for bicycle parking on the site by providing a minimum of 10 bicycle spaces/racks adjacent to the major tenant. In addition, a minimum of two enclosed bicycle storage lockers shall be provided for employees and/or patrons. An additional minimum of 5 bicycle spaces/racks shall be provided adjacent to the 10,360 square foot commercial retail building.
- ~~17. CMU blocks shall remain in their natural state and texture whenever possible. Minor variations in materials and colors may be approved by the Deputy Director of Planning. Major variations will require an amendment to the approved design review and approval by the Planning Commission.~~
848. All building and parking lot lighting shall be designed so as to direct light downwards (top and side shielded) pursuant to Section 17.14.170 of County Code. Lights shall be placed so that no glare or light spills over onto an adjoining property or established road right-of-way. Light standards shall not exceed 30 feet in height.
949. The following Parking and Landscaping Standards shall be incorporated into the site plan and landscape plan and be approved by the Planning Director prior to issuance of a building permit:
- a. One tree having at least a minimum size of 15 gallons shall be planted for each 6 interior parking spaces exclusive of trees planted around the perimeter of the parking areas. The tree species utilized shall be of a species type that provides the greatest amount of canopy and shade as possible for the species (a minimum area of 50 percent of the parking lot shall be shaded within 15 years of securing the building permit). The final landscape plan shall be modified to reflect this requirement.
 - b. Planters shall utilize live landscape materials, which will ultimately achieve 100% coverage of the planter area. Cobbles, gravel, bark, or other mulches are not acceptable substitutes for living plant materials. Landscape treatments and shrub plantings shall be located and planted so as to not impair the visibility of pedestrians or motorists.
 - ~~c. The project applicant shall provide a minimum of two pedestrian walkways in the parking lot area to allow unimpeded circulation through the parking lot as required in General Plan Policies 3.9.1.6 and 3.11.2.3 prior to issuance of a~~

~~building permit. In addition, a minimum of 2 painted cross walks, or paver stone walkways, shall be provided from the parking lot to the front entrance areas of proposed supermarket and major retail pads. The plans submitted with the building permit application shall be revised to include the provision for the above pedestrian walkways.~~

~~d. A Water Conserving Landscape Plan shall be submitted along with the final landscape plan prior to issuance of building permit as per the standards established under Resolution 69-93.~~

ce. All storage, loading, and utility areas as wells as meters, transformers, backflow prevention devices and other equipment shall be screened from view from all public rights-of-way. Acceptable screening shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Acceptable screening may include plant materials, landscape berms, or walls which complement the site's architecture at heights which in no way obstruct the vision of pedestrians or motorists. Chain link fencing with or without slats is not an acceptable screening method.

10. Prior to issuance of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description to Planning Services, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

11. Modifications to the approved project shall be subject to review and approval by the Development Services Director. Should the Director find that additional modifications of the use or facilities would significantly change what was approved, the Director shall decide if the changes can be approved administratively or will be reviewed by the Zoning Administrator or the Planning Commission through an amendment to this Special Use Permit. This review shall always occur prior to any approved project modifications.

12. The property owners are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the property owners.

13. A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services immediately following the hearing project approval.

14. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

- ~~20. The applicant shall submit a site improvement /grading plan prepared by a professional civil engineer to the department for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvements Standards Manual," the "Grading, Erosion, and Sediment Control Ordinance," the "Drainage Manual," the "Off Street Parking and Loading Ordinance," and the State of California Handicapped Accessibility Standards.~~
- ~~21. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.~~
- ~~22. The project shall be subject to the **Interim 2004 General Plan Traffic Impact Mitigation Fee Program** (TIM) fee. Pursuant to Resolution 292-2005, said fees shall be due upon issuance of a building permit. If prior to the application for a building permit for said project revised fees are established, such revised amounts shall be paid.~~
- ~~23. Prior to issuance of any grading or building permits for this project, the bid ready plans and specifications for the Country Club Drive at Cameron Park Drive improvement shall be approved by the Board of Supervisors, or to the satisfaction of the Director of the Department of Transportation.~~
- ~~24. At the time of grading permit application, the applicant shall provide a soils/geotechnical report to the Department of Transportation addressing at a minimum, grading practices, compaction, slope stability of existing and proposed cut and fills, erosion potential and pavement section based on TI and R values.~~
- ~~25. At the time of grading permit application, the applicant shall provide a final drainage report addressing stormwater run off increases, impacts to downstream facilities and properties in compliance with the *County of El Dorado Drainage Manual*. The report shall also address the design and application of surface water quality facilities (BMP's, such as oil/grease separators, etc.), in accordance with the recommendations of the Storm Water Quality Task Force's *California Storm Water Best Management Practices Handbook* (1993). The drainage report shall also address potential storm water detention on-site to maintain storm drainage flows to pre project levels. The County has been advised that Caltrans will not accept any additional storm water flows into Caltrans facilities. The applicant shall provide a copy of the final drainage report to Caltrans. The applicant shall also submit an operations and maintenance plan~~

- ~~26. A boundary line merge shall be recorded for parcels APN 109-201-11 and APN 109-201-12 before issuance of building permits on these parcels.~~
- ~~27. A paver stone walkway shall be provided from the parking lot to the front entrance of Pad 2.~~

ATTACHMENT 2

FINDINGS

Design Review Revision DR01-0014-R/Applebee's Re-imaging Planning Commission/December 13, 2012

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 is Categorical Exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines. Class 11 exemptions include the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities including but not limited to on-premise signs. The proposal is for minor modifications to the exterior of the building and would not generate any additional traffic or create any visually incompatible elements.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

As proposed, the project is consistent with the Commercial (C) land use designation as defined within General Plan Policy 2.2.1.2 because the land use designation provides for areas for service uses to serve the residents, businesses and visitors of the County. The restaurant provides a service to the community and would be consistent with the General Plan land use.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires development projects to be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. The proposed re-imaging of the existing restaurant including the new signage and colors would not create a visual incompatibility with other similar restaurants or retail uses within the vicinity or along Highway 50.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 17.

The existing restaurant use is permitted in the Planned Commercial zone pursuant to Section 17.32.140.B.

3.2 The proposed signage is consistent with Title 17.

The property fronts a state highway, therefore, Design Review is required in accordance with Sections 17.74 and 17.14.130 of the County Code. The proposed changes will be consistent with the surrounding area and the existing shopping center. Approval of the Design Review would authorize the re-imaging of the restaurant in keeping with the current standard for the brand across the United States.