

**COLFAX CITY COUNCIL MEETING  
REGULAR SESSION AGENDA**

City Council Chambers  
33 S. Main Street, Colfax, CA.

**January 25, 2012**

**6:00 PM (Closed Session)**

**7:00 PM (Regular Session)**

Last Ordinance  
#515

Last Resolution  
01-2012

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the building & safety director, (530) 346-2313. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibilities to this meeting.

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**1. OPENING**

- A. Call to Order
- B. Roll Call

**2. PUBLIC COMMENT**

**3. CLOSED SESSION**

Conference with Legal Counsel—Anticipated Litigation

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9

Number of potential cases: 1

Conference with Legal Counsel—Existing Litigation

Number of Cases: 1

(Subdivision (a) of Section 54956.9)

Name of case: Edwards et.al. v. City of Colfax, Federal District Ct, Eastern Dist. Of California # 07-CV-02153-GEB-EFB

Conference with Labor Negotiators pursuant to Government Code Section 54957.6. City's

Designated Representatives: City Manager Bruce Kranz and City Attorney Alfred Cabral.

Employee Organization: All represented and unrepresented employees

Public Employee Appointment pursuant to Government Code Section 54957.

Wastewater Operator 1.

**4. OPENING**

- A. Pledge Of Allegiance
- B. Announcement of Action Taken at Closed Session
- C. Approval of Agenda Order

This is the time for changes to the agenda to be considered including removal, postponement or change to agenda sequence.

**Recommended Action:** By motion accept the agenda as presented or amended.

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Members of the public who addresses the Council shall do so in an orderly manner. No person shall yell or make profane or threatening remarks to any member of the Council, staff or general public. No person shall

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engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet, clapping, or other acts that unreasonably disturb, disrupt, delay or otherwise impede the orderly conduct of any Council meeting. Except as allowed by rules of order, a councilmember or staff person shall not by conversation or other means delay the Council proceedings or disturb any other councilmember or staff person while speaking.

**5. CITY COUNCIL COMMITTEE REPORTS**

The purpose of these reports is to provide information to the City Council and public on projects and programs that are discussed at committee meetings. No decisions are to be made on these issues. If a Council member would like formal action on any of these discussed items, it will be placed on a future Council Agenda

**6. INFORMATION REPORTS FROM STAFF AND OTHERS**

**7. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion with a roll call vote. There will be no separate discussion of these items unless persons request specific items to be removed from the Consent Agenda for discussion and separate action. Any items removed will be considered after the motion to approve the Consent Agenda. If you wish to have an item pulled from the Consent Agenda for discussion, please notify the City Clerk.

**RECOMMENDED ACTION**

A. Minutes: December 14, 2011  
January 11, 2012

*Receive and File*

B. Adoption of Resolution No. 02-2012: A Resolution Recognizing  
January 11, 2012 as Human Trafficking Awareness Day

*Adopt Resolution No.  
02-2012*

**CONSENT ITEMS PULLED FOR DISCUSSION**

**8. PRESENTATIONS**

**9. PUBLIC COMMENT**

At this time, members of the audience are permitted to address the City Council on matters of concern to the public not listed on this agenda. Please make your comments as brief as possible, comments should not exceed three (3) minutes in length. The Council cannot act on items not included on this agenda; however, if action is required it will be referred to staff.

**10. PUBLIC HEARING**

<b>Notice to Public</b>	
<del>City Council when considering a matter scheduled for hearing, will take the following actions.</del>	
1.	Open the Public Hearing
2.	Presentation by Staff
3.	Presentation, when applicable, by Applicant or Appellant
4.	Accept Public Testimony
5.	When applicable, Applicant or Appellant rebuttal period

6. Close public hearing (No public comment is taken hearing is closed)
7. Council comments and questions
8. City Council action

Public hearings that are continued will be so noted. The continued public hearing will be listed on a subsequent council agenda and posting of that agenda will serve as notice

### **City Council sitting as Planning Commission:**

- A. Public Hearing and Consideration of Adoption of Resolution No. 03 -2012: A Resolution of the Planning Commission of the City of Colfax Approving An Application (#DRJSPR-02-11) for Design Review and Site Plan Review for the Mc Donalds remodel project.

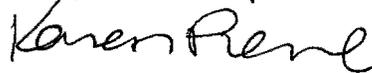
**Recommended Action:** Conduct Public Hearing, Consider Public and Staff Comments and Adopt Resolution No. 03-2012

### **11. COUNCIL BUSINESS**

### **12. ADJOURNMENT**

Administrative Remedies must be exhausted prior to action being initiated in a court of law. If you challenge City Council action in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice/agenda, or in written correspondence delivered to the City Clerk of the City of Colfax at, or prior to said public hearing.

AGENDA POSTED, January 19, 2012  
at City Hall and Post Office locations



Karen Pierce, City Clerk

Minutes  
City Council Meeting  
December 14, 2011

**1. OPENING**

Mayor Delfino called the meeting to order at 6:00pm.

Present and answering roll call were Council members Harvey, Barkle and Mayor Delfino.

Councilmember Alpine was absent due to a work emergency and Councilmember Roberts was absent due to a family function.

**2. PUBLIC COMMENT**

There was no public comment

**3. CLOSED SESSION**

Mayor Delfino called the closed session to order at 6:03pm

Conference with Legal Counsel—Existing Litigation

Significant exposure to litigation pursuant to subdivision (a) of Section 54956. Number of potential cases: 1

Conference with Legal Counsel—Initiation of Litigation

Significant exposure to litigation pursuant to subdivision (c) of Section 54956.9. Number of potential cases: 1

Conference with legal counsel – existing litigation under Government Code Section 54956.9(a) Edwards et al vs Colfax, U. S. District Court, Eastern District of California #07-CV-02153-GEB-EFB

Mayor Delfino closed the closed session at 7:05pm.

**4. OPENING AND AGENDA APPROVAL**

Mayor Delfino called the regular meeting to order at 7:08pm.

Lt. Minton-Sander led the Pledge of Allegiance

Mayor Delfino stated that there was no reportable action taken in Closed Session.

A motion was made by councilman Harvey and seconded by councilwoman Barkle to approve the agenda as presented. The motion was passed by the following vote:

AYES: Harvey, Barkle and Mayor Delfino

NOES:

ABSENT: Roberts, Alpine

ABSTAIN:

**5. CITY COUNCIL COMMITTEE REPORTS**

Councilwoman Barkle reported on the Air Quality Board meeting.  
Councilman Harvey reported on Mosquito and Vector Control issues and Placer County Transportation progress on Highway 80 lane widening project and gave credit for this project partially to Congressman Doolittle.  
Mayor Delfino reported on the SEDD Corp and League of Cities meetings

**6. INFORMATION REPORTS FROM STAFF AND OTHERS**

City Manager, Bruce Kranz reported on the following:

- County has approved the \$100,000 grant for the pool project and the 2.5 million grant from the state is deferred until the spring.
- Union Pacific is doing work on the track going through town and will close the crossing on Grass Valley St. from January 3 to January 8.
- Wave Broadband is planning to expand to high speed internet and expand cable in April.

Sgt. Ty Conners gave an update on Sheriff’s Department issues.

**7. CONSENT AGENDA**

- |  |   |
|--|---|
| A. Minutes: October 26, 2011<br>November 9, 2009   | <b><u>ACTION TAKEN</u></b><br><i>Received and Filed</i> |
| B. Holiday Schedule 2012   | <i>Approved</i>   |
| C. Consideration of Adoption of Resolution No. 53-2011: A Resolution Of The City Council Of The City Of Colfax Authorizing The City Manager To Execute An Agreement With Ponticello Enterprises For Non-Residential Sewer Account Evaluation   | <i>Adopted Resolution No. 53-2011</i>                   |
| D. Consideration of Adoption of Resolution No. 54-2011: A Resolution o the City Council of the City of Colfax Authorizing the City Manger to File Claims or Execute Agreements for Local Transportation Funds in the Amount of \$76,885 for Street and Roads Purposes (Article 8a), Local Transportation Funds of \$3,253 for Transit Services (Article 8c), and State Transit Assistance Funds in the Amount of \$8,706 for contracted Transit Services | <i>Adopted Resolution No. 54-2011</i>                   |

A motion was made by councilman Harvey and seconded by councilwoman Barkle to approve the consent agenda as presented. The motion was passed by the following vote:

- AYES: Harvey, Barkle and Mayor Delfino  
 NOES:  
 ABSENT: Roberts, Alpine  
 ABSTAIN:

**8. PUBLIC COMMENT**

There was no public comment.

**9. PUBLIC HEARING**

**City Council sitting as Planning Commission:**

**A. Public Hearing and Consideration of Adoption of Resolution No. 55-2011: A Resolution Of The Planning Commission Of The City Of Colfax Approving An Application (#DR-03-11) For Design Review for the 9 Depot Street Renovation Project**

Mayor Delfino opened the Public Hearing. Community Services Director, Gabe Armstrong went over the staff report. Council had questions. There was no public comment. Mayor Delfino closed the public hearing. A motion was made by councilman Harvey and seconded by councilwoman Barkle to adopt Resolution No. 55-2011. The motion was passed by the following vote:

AYES: Harvey, Barkle and Mayor Delfino  
NOES:  
ABSENT: Roberts, Alpine  
ABSTAIN:

**10. COUNCIL BUSINESS**

**City Council sitting as City Council:**

**A. Discuss and possibly take action adopting Resolution No 56-2011: A Resolution of the City of Colfax declaring an emergency and authorizing the City Manager to sign all contracts and approve all related expenditures for emergency repair and/or replacement of the sanitary sewer force main between Pine and Rose Streets.**

City Manager, Bruce Kranz went over the staff report. There was no public comment. Council had questions. A motion was made by councilwoman Barkle and seconded by councilman Harvey to adopt resolution No. 56-2011 and authorize City Manager to enter into an agreement. The motion was passed by the following vote:

AYES: Harvey, Barkle and Mayor Delfino  
NOES:  
ABSENT: Roberts, Alpine  
ABSTAIN:

**B. Discussion and Report of Resolution No. 44-2011: Declaring An Emergency And Authorizing The City Manager To Sign All Contracts And Approve All Related Expenditures For Emergency Replacement Of Pumps At The Base Of The Pond 3 Dam**

City Manager, Bruce Kranz reported to council the status of the emergency. Councilman Harvey added information. A motion was made by councilman Harvey and seconded by councilwoman Barkle to declare that the emergency has been repaired and to remove this item from the agenda. The motion was passed by the following vote:

AYES: Harvey, Barkle and Mayor Delfino  
NOES:  
ABSENT: Roberts, Alpine  
ABSTAIN:

### **11. PRESENTATIONS**

Mayor Delfino gave Community Presentations to:  
City Employee Lloyd Pereria, retired  
Gold Run CHP  
Placer County Sheriff's Department  
Audrey Nave, Girl Scout  
Bill Bean, volunteer  
Tony Martello, Colfax High Football Coach  
Doug Dunn, Tully Whir/GKM Corporation  
Dick and Helen Wayland  
Lt. Troy Minton-Sander, PCSO  
Gary and Pene Todd  
Congressman John Doolittle  
Assemblyman Dan Logue

### **12. ROTATION OF OFFICERS-MAYOR AND MAYOR PRO TEM**

**Annually the offices of Mayor and Mayor Pro Tem are selected by and from the sitting members of the council. In December 2002, the council by motion adopted the policy that the office of mayor is rotated annually according to seniority on the council with the exception of those having served, while this council sits.**

District Attorney, Scott Owen swore in Steve Harvey to the position of Mayor.

A motion was made by councilwoman Barkle and seconded by councilman Delfino to appoint Steve Harvey to the position of Mayor. The motion was passed by the following vote:

AYES: Harvey, Barkle and Delfino  
NOES:  
ABSENT: Roberts, Alpine  
ABSTAIN:

A motion was made by councilman Delfino and seconded by councilman Harvey to appoint Donna Barkle to the position of Mayor Pro Tem. The motion was passed by the following vote:

AYES: Harvey, Barkle and Delfino  
NOES:  
ABSENT: Roberts, Alpine  
ABSTAIN:

### **13. ADJOURNMENT**

Being no further business to come before council by voice vote the meeting was adjourned at 8:08pm.

Minutes  
City Council Meeting  
January 11, 2012

**1. OPENING**

Mayor Harvey called the meeting to order at 6:03pm.

Present and answering roll call were Council members Roberts, Delfino and Mayor Harvey.

Council member Barkle was absent and out of town. Council member Alpine was absent due to work.

**2. PUBLIC COMMENT**

There was no public comment

**3. CLOSED SESSION**

Mayor Harvey called the closed session to order at 6:03pm

Conference with Legal Counsel—Anticipated Litigation  
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9  
Number of potential cases: 4

Conference with Real Estate Negotiators pursuant to Government Code Section 54956.8. Negotiating with Wave Broadband for City Property at 139 E. Oak St.  
City's Designated Negotiator: City Manager Bruce Kranz

Conference with Legal Counsel—Existing Litigation  
Number of Cases: 1  
(Subdivision (a) of Section 54956.9)  
Name of case: Edwards et.al. v. City of Colfax, Federal District Ct, Eastern Dist. Of California # 07-CV-02153-GEB-EFB

Mayor Harvey closed the closed session at 6:56pm.

**4. OPENING AND AGENDA APPROVAL**

Mayor Harvey called the regular meeting to order at 7:05pm.

Judi Candor led the Pledge of Allegiance

Mayor Harvey stated that a decision regarding the utility billing for the Historic Museum and Chamber of Commerce use of the Depot would be postponed for 3 months.

A motion was made by councilman Delfino and seconded by councilwoman Roberts to approve the agenda as presented. The motion was passed by the following vote:

AYES: Roberts, Delfino and Mayor Harvey

NOES:

ABSENT: Barkle, Alpine

ABSTAIN:

## **5. CITY COUNCIL COMMITTEE REPORTS**

Councilwoman Roberts reported on the WAC/MAC Parks meeting, a meeting in Lincoln and a Tea Party meeting where Tom McClintock was a speaker.

Councilman Delfino reported on attending the Soropotomist meeting in Sacramento and read a resolution he requested to be added to the January 25 city council meeting on human trafficking.

Mayor Harvey reported on the PCTPA and Mosquito Abatement meetings. He also read an informational letter regarding Pond 3 issues and water that is released from the WWTP.

## **6. INFORMATION REPORTS FROM STAFF AND OTHERS**

City Manager, Bruce Kranz reported on the following:

- Update on Wave Broadband bringing broadband to the City and the benefits that will come with that in April. City Council meetings will soon be televised.

## **7. CONSENT AGENDA**

A. Minutes: December 14, 2011

### **ACTION TAKEN**

*Pulled and added to  
next meeting*

B. Cash Balance Summary: October 31, 2011  
November 30, 2011  
December 31, 2011

*Received and Filed*

C. Consideration Ratification of Mayor's Assignments to  
Commissions and Committees

*Approved  
Appointments*

A motion was made by councilman Delfino and seconded by councilwoman Roberts to approve the consent agenda as presented with the above noted item pulled from the agenda. The motion was passed by the following vote:

AYES: Roberts, Delfino and Mayor Harvey

NOES:

ABSENT: Barkle, Alpine

ABSTAIN:

## **8. PRESENTATION**

Judi Caler gave a presentation on Sustainable Development also known as Agenda 21.

Mayor Harvey opened the meeting to public questions and comments.

**9. PUBLIC COMMENT**

Bob Rahighi, visitor thanked council for Agenda 21 position.  
Tony Hesch, resident gave an update on Caboose Restoration.

**10. PUBLIC HEARING**

**11. COUNCIL BUSINESS**

**A. Consideration of Project Budget Sheet (PBS) for 2012 Pavement Rehabilitation – Grass Valley Street, Project No. 12-01**

City Engineer, Jim Fletter went over the staff report and Project Budget Sheet. Council discussed.

Speaking from the public was:  
Tony Hesch, resident

A motion was made by councilman Delfino and seconded by councilwoman Roberts to approve the project budget sheet and authorized the City Engineer to commence with design of the improvements, within the approved budgets. The motion was passed by the following vote:

AYES: Roberts, Delfino and Mayor Harvey  
NOES:  
ABSENT: Barkle, Alpine  
ABSTAIN:

**B. Consideration of Adoption of Resolution No. 01 -2012: A Resolution of the City Council of the City of Colfax Discussion/Action Participation in Regional Water Resources Coalition**

City Manager, Bruce Kranz went over the staff report. There was no public comment. Council discussed resolution. A motion was made by councilwoman Roberts and seconded by councilman Delfino to adopt Resolution No. 01-2012. The motion was passed by the following vote:

AYES: Roberts, Delfino and Mayor Harvey  
NOES:  
ABSENT: Barkle, Alpine  
ABSTAIN:

**C. Appointment of Council member to 2012-2013 and 2013-2014 Budget Committee**

City Manager, Bruce Kranz gave a report on this item. Mayor Harvey appointed councilwoman Roberts and himself to the Budget Committee.

**D. Discussion and report of Resolution No 56-2011: A Resolution of the City of Colfax declaring an emergency and authorizing the City Manager to sign all contracts and approve all related expenditures for emergency repair and/or replacement of the sanitary sewer force main between Pine and Rose Streets.**

City Manager, Bruce Kranz reported to council the status of the emergency. A motion was made by councilman Delfino and seconded by councilwoman Roberts to declare that the emergency has been repaired and to remove this item from the agenda. The motion was passed by the following vote:

AYES: Roberts, Delfino and Mayor Harvey

NOES:

ABSENT: Barkle, Alpine

ABSTAIN:

**12. ADJOURNMENT**

Being no further business to come before council by voice vote the meeting was adjourned at 9:06pm.

**City of Colfax**

**Resolution No. 02-2012**

***Recognizing January 11, 2012 as Human Trafficking Awareness Day***

**WHEREAS**, "Human Trafficking" is an international problem that has come to California and...

**WHEREAS**, Congressman Dan Lungren has stated that Sacramento County has been rated as "Second in the Country" with a human trafficking problem and...

**WHEREAS**, the convergence of Interstate 5, Interstate 80 and Highway 99 through Sacramento helps move Human Traffic expeditiously and...

**WHEREAS**, the term "Human Trafficking" is a soft word term for modern day slavery in which one human uses at least one other as a commodity...a tool for economic gain and...

**WHEREAS**, the United States passed the Trafficking Victims Protection Act and...

**WHEREAS**, the United States has received a Tier 1 rating for being one of the top nations in the world in combatting Human Trafficking by recognizing the problem, making efforts to address the issue and meeting the Torture Victim Protection Act minimum standards and...

**WHEREAS**, the City of Colfax which straddles Interstate 80 and has three schools in close proximity, the potential for child exploitation and Human Trafficking exists.

**BE IT HEREBY RESOLVED** that on this 11th Day of January 2012, the City of Colfax, California does recognize, appreciate and support the efforts of local, national and international law enforcement, the Colfax and Auburn clubs of Soroptimist International and local support organizations in combatting and eliminating Human Trafficking and that the community be made fully aware of this inherent danger to its citizens.

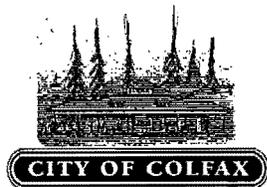
PASSED AND ADOPTED this 25th day of January 2012 by the following vote:

- AYES:
- NOES:
- ABSENT:

\_\_\_\_\_  
Stephen Harvey, Mayor

ATTEST:

\_\_\_\_\_  
Karen Pierce, City Clerk



REPORT TO  
COLFAX CITY COUNCIL

COUNCIL MEETING OF  
JANUARY 25, 2012

Agenda Item No.

10A

**To:** Honorable Mayor and Members of the City Council, Sitting as the Planning Commission  
**From:** Brigit S. Barnes, Planning Director and Land Use Attorney  
**Date:** January 18, 2012  
**Subject:** Public Hearing and Consideration of Adoption of Resolution No. 03-2012: A Resolution Of The Planning Commission Of The City Of Colfax Approving An Application (#DR/SPR-02-11) For Design Review and Site Plan Review for the McDonalds Remodel Project

**Recommended Action:** Conduct Public Hearing, Consider Public and Staff Comments and Adopt Resolution No. 03-2012

**SURROUNDING LAND USES AND SETTING:** 501 South Auburn Street, Assessor's Parcel No. 100-240-012, City of Colfax, Placer County, California. The project site is surrounded by commercial retail businesses to the East, West and South and a vacant lot to the North.

**PROJECT SUMMARY:**

**Applicant (s):** Ware Malcomb  
**Owner:** McDonalds USA, LLC  
**Project Location:** 501 S. Auburn St., Colfax, CA  
**Land Use (existing):** Existing Fast Food Restaurant  
**Assessor's Parcel No:** 100-240-012  
**Zoning District:** Highway Commercial  
**GP Designation:** Commercial

**PUBLIC NOTICE:** This meeting has been noticed in accordance with the requirements of California Planning and Zoning Law, Title 7, Chapter 65000, Government Code, as amended.

## **PROJECT DESCRIPTION:**

The project is the remodel of an existing fast-food restaurant in a Commercial Highway (CH) zone district. The proposed scope of work for the project is comprised of exterior work and a small amount of site work. The exterior scope includes demolition of existing mansard roofs, siding, stone wainscot, and aluminum storefronts to facilitate the transformation of the building façade into a more contemporary architectural style. Parapet walls will replace the mansard roofs, and exterior walls will be finished in integral color stucco in earth tones. Accent walls, or ‘arcades’, will also be provided at the west and south elevations to highlight the two entrances to the restaurant. The arcades will also be finished in stucco and will feature aluminum reveals. Pre-finished metal canopies will be provided at all elevations and a metal roof cap will be provided at the west elevation. All existing wall signage will be replaced with new, energy efficient and slightly smaller signage. The site scope of work will consist of reducing the size of the existing trellis at the east elevation and enlarging the drive-thru island, which will be landscaped with similar existing landscaping at the current island. All existing paving and landscape will remain as is. Lastly, all existing menu boards, directional signage and other existing signage will remain. Proposed operational scope of work consists of changing the drive-thru to 24-hour service (current hours of operation are 5:00 a.m. to 12:00 a.m.).

## **PROJECT ANALYSIS:**

Design Review for this project is appropriate because it is located in the Commercial Highway District and it is a remodel that will affect 20% of the exterior façade of an existing structure per Chapter 17.96.030 of the City’s Zoning Code. The Commission shall recommend approval of the project when all of the following findings are made: (1) The project will maintain the small town character that makes Colfax a desirable place to live; (2) The project will maintain and enhance the City’s character and visual appearance in order to create a quality future community; and (3) The project will maintain and enhance the historic resources, qualities and character of the City of Colfax.

### *Exterior Building Improvements*

The applicant proposes to make the following architectural improvements to the existing building, as shown on the attached Color Building Elevations (Attachment No. 1):

- a. Demolition of existing mansard roofs, siding, stone wainscot, and aluminum storefronts.
- b. Parapet walls to replace the mansard roofs, and exterior walls to be finished in integral color stucco in earth tones.
- c. Accent walls, or ‘arcades’, to be provided at the west and south elevations to highlight the two entrances to the restaurant.
- d. Arcades to be finished in stucco and feature aluminum reveals.
- e. Wall colors/materials to consist of Benjamin Moore #2122-70 “Snow White” or equivalent (smooth finish stucco), #2175 “Aztec Brick” or equivalent (textured

- finish stucco) and #2173-10 “Earthly Russet” or equivalent (textured finish stucco).
- f. Ornamental extruded parapet to be provided at all elevations (color: Aluminum by Kynar or equivalent).
  - g. Clear anodized aluminum accent band to be provided at all elevations.
  - h. Aluminum trellis to be provided at west and south elevations.
  - i. Back-lighted company logo (“M”) to be provided on east and north elevations.
  - j. Yellow aluminum canopy to be provided at east and north elevations.
  - k. Yellow, metal architectural roof caps to be provided at the east and west elevations.
  - l. New window, frame color and glazing to match existing.
  - m. New storefront door, frame color and glazing to match existing.
  - n. Hollow metal doors painted to match color of surrounding material to be provided at west and south elevations.
  - o. LED light located inside of canopy or trellis to be provided at north and south elevations.
  - p. Linear red light (HIRAF) to be provided at all elevations.
  - q. Yellow bollard to be provided on west elevation.
  - r. Metal lettering (“Welcome”) to be provided at north elevation.
  - s. Existing “McDonalds” sign on east elevation to remain as is.

### Design Review Comments

One comment was received by Josh Alpine late in the day on January 16, 2012 regarding the proposed design. Councilman Alpine questioned whether the design was a little too modern for Colfax when the City’s stated policy is to encourage businesses to retain the more historic character of Colfax. Conversations with staff confirmed that incorporation of a reduced trellis and use of the overtly metal architectural details were the primary design concern, and Councilman Alpine questioned whether there was any way the applicant’s architect could retain the more traditional McDonalds look of the current building.

### Parking Lot and Drive-thru Landscaping

The applicant proposes the following site/landscape improvements, as shown on the attached Site Plan and Landscape Elevations (Attachment No. 2):

- a. Reduce the size of the existing trellis (by 50%) at the east elevation.
- b. Lengthen the drive-thru island (approximately doubling the length) and install landscaping similar to the existing landscaping at the current island.
- c. All existing paving and landscape to remain as is.
- d. A bike rack is to be installed at the east elevation.

Shrubs (5 gallon) and perennials (1 gallon) include: Coleonema pul. “Sunset Gold” (Breath of Heaven), Rhapsiolepis “Jack Evans” (Indian Hawthorn), Agapanthus “Midnight Blue” (Lily of

the Nile) and Tulvaghia Violacea “Variegata” (Social Garlic). Groundcover (2 gallon) type is Rosa “Carpet White” (White Carpet Rose).

Per the City’s Design Guidelines, landscaping will be maintained by the current owner and any and all subsequent owners of the subject property for a minimum period of three (3) years after installation. The applicant will be required to make a deposit with the City to guarantee the proper care, treatment and maintenance of landscaping for the three (3) year period.

As mentioned above, the reduction of the trellis is a matter of concern.

Signage Issues

All existing wall signage will be replaced with new, energy efficient and slightly smaller signage. Existing menu boards, directional signage and other non-wall signage will remain the same. There will be no increase in the square footage of the signage. In fact, the applicant has estimated that current sign area is 114.3 square feet and the new sign area will be 101.60 for a **net reduction of 12.7 square feet**. The brightness of the illuminated signs will remain the same.

A review of the planning files regarding the original McDonalds project shows that the applicant applied for a variance for the existing freestanding, on-site pole sign to exceed the height restriction so that it could be seen from I-80. After the variance was approved, the applicant went forward with the application for the restaurant use via the Design Review/Site Plan Review process. When the Commission approved the McDonalds Design Review/Site Plan project on August 19, 1999, one of the Conditions of Approval (No. 7) stated that “The owner/franchisee/operator of the restaurant shall turn off the interior light in the freestanding sign at 10:00 p.m.” In order for the proposed 24-hour drive-thru to attract customers, the Commission would need to amend this condition to read that the freestanding sign may continue to be lit for 24-hours. The proposed amended condition has been included in the Conditions of Approval (Attachment No. 3).

Parking Issues

The applicant has met its requirement to provide a minimum of 54 parking stalls, including 3 handicapped parking spaces which meet the Americans with Disabilities Act standards.

Other City Departmental Review

The City Engineer reviewed the project plans and determined that there were no improvements that warranted comments from City Engineering because all of the improvements appear to be onsite and within the purview of the Building and Planning Departments. Building and Fire Department issues will be addressed during the Building Permit/Tentative Improvement Plan Check process.

### Plan Review By Interested Outside Agencies

The proposed plans were submitted to all interested outside agencies. One comment was received:

#### Placer County Water Agency's Comments –

“Water is currently served to the property by an existing I-inch meter for domestic use connected to the Agency's treated water main extension from Whitcomb Avenue. The Water Connection Charges paid for the I-inch domestic service reserves an average peak daily demand of 2,875 gallons per day. Based on the Agency's billing records, the averaged peak daily usage recorded through this meter is approximately 4.5 times this amount. In order for the Agency to continue to provide excess water through this service the Applicant may be required to upsize their existing water service and must pay the applicable fees and Water Connection Charges for the commitment required to serve the existing needs of the property. The Applicant can contact the Customer Services Department at (530) 823-4850 for the required forms and fees.”

The above-referenced requirement has been incorporated into the project's Conditions of Approval (Attachment No. 3).

#### **ENVIRONMENTAL ANALYSIS:**

The proposed remodel work will not result in any significant effects to the environment. Expanding the drive-thru hours of operation from what they are currently (5:00 a.m. to 12:00 a.m.) to 24-hours will not result in a substantial increase in traffic, air quality, noise, lighting or demand on public utilities and services. The project site is surrounded by Commercial Retail businesses to the East, West and South and a vacant lot to the North. There are no residential uses adjacent to the project.

As such, the project qualifies for a CEQA Exemption pursuant to California Code of Regulations Chapter 3 (CEQA Guidelines), Article 19 (Categorical Exemptions), Section 15332 (In-fill Development) based on the following: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services.

#### **DESIGN REVIEW FINDINGS:**

Councilman Alpine specifically questioned whether the project's proposed exterior design supports the findings set forth below. Staff has advised the applicant that these concerns have been raised, and suggested that the Applicant bring preliminary schedules of alternative designs

to the Hearing to allow for Commission comment. Staff recommends the Commission review the design to determine whether it believes that the proposed design supports these findings. Per Chapter 17.96.030 of the City's Zoning Code, if the Commission can make the following findings with regard to Design Review and Site Plan Review Application (#DR/SPR-02-11), it shall approve the McDonalds Remodel Project:

1. The project, as conditioned, will maintain the small town character that makes Colfax a desirable place to live.
2. The project, as conditioned, will maintain and enhance the City's character and visual appearance in order to create a quality future community.
3. The project, as conditioned, will maintain and enhance the historic resources, qualities and character of the City of Colfax.

**RECOMMENDED FINDINGS:**

Staff recommends that the Commission make the following findings:

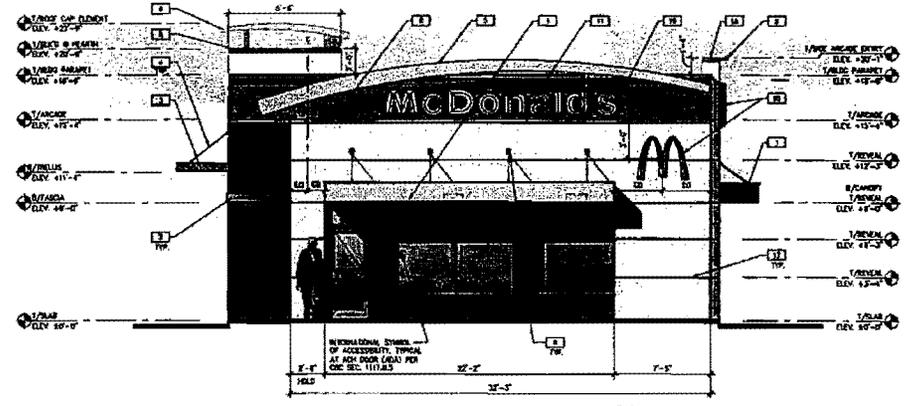
4. The Project, as conditioned, is consistent with the General Plan and applicable zoning requirements.
5. The Project is in harmony with the purpose of, and is similar in character with the uses allowed in, the Highway Commercial District (Title 17.80 of the Colfax Zoning Code).
6. The Project conforms to applicable development standards.
7. The Project, as conditioned, will not be detrimental to the public health, safety, or welfare.
8. The site is physically suitable for the Project.
9. The Project, as conditioned, will not cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.
10. The Project is consistent with the character of the immediate neighborhood.
11. The Project, as conditioned, will be accomplished without detriment to adjacent properties.

**ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN 10 DAYS. CONTACT CITY HALL FOR APPLICATION AND FILING FEE INFORMATION.**

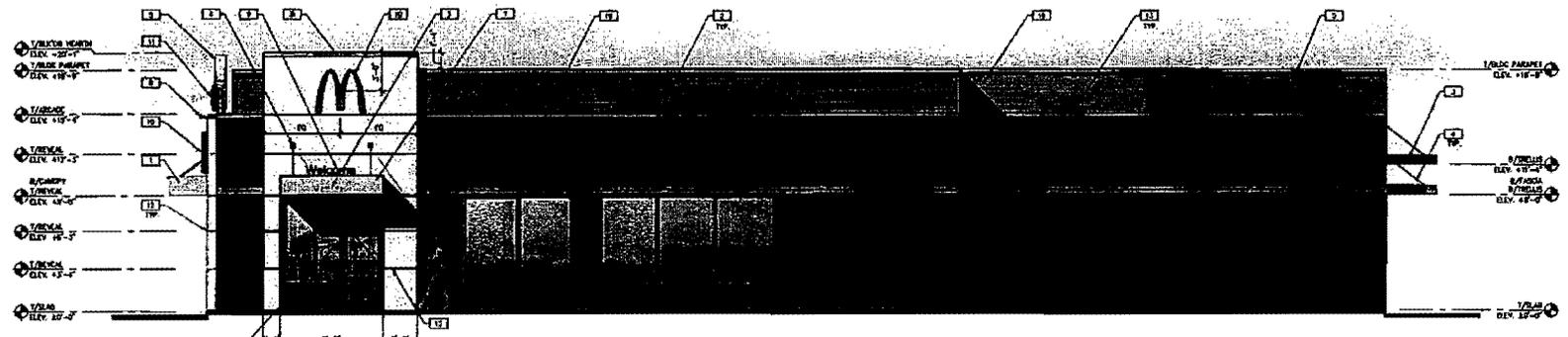
Attachments:

1. Color Building Elevations/Vicinity Site Photos
2. Site Plan, Floor Plan, Landscape Plan and Building Elevations
3. Conditions of Approval
4. Resolution





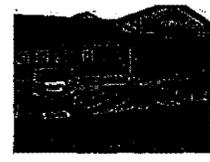
PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0" ①



PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0" ②



1. EAST



2. NORTH

EXISTING ELEVATIONS  
SCALE: N/A ③

**ELEVATION NOTES**

- 1. YELLOW ALUMINUM CANOPY.
- 2. 0.048 ANODIZED ALUMINUM ACCENT BAND.
- 3. ALUMINUM TRUSSES.
- 4. TRUSSES TO-BASE.
- 5. 30" LONG YELLOW ARCHITECTURAL ROOF CAP (ALUMINUM METAL).
- 6. 18" LONG YELLOW ARCHITECTURAL ROOF CAP ELEMENT (METAL).
- 7. LED LIGHT, LOCATED INSIDE OF CANOPY DR TRUSSES.
- 8. LINEAR LED LIGHT (DRIVE).
- 9. METAL LETTERING.
- 10. FINISH-PAINTED COMPANY LOGO.
- 11. HORIZONTAL'S SPONGE BY COBLES - UNDER SEPARATE POINTS.
- 12. 3/4" REVEAL, FINISH AS DOUBLE LINE, PAINTED TO MATCH SIGN.
- 13. CONTROL JOINT (SHOWN AS SINGLE LINE).
- 14. NEW SUBSTRATE COLOR, FRAME COLOR & GLAZING TO MATCH EXISTING.
- 15. NEW WINDOW FRAME COLOR & GLAZING TO MATCH EXISTING.

- 16. YELLOW METAL DOOR - PAINT TO MATCH COLOR OF SUBSTRATE MATERIAL.
- 17. 1/2" PINE SQUARE, PAINTED YELLOW.
- 18. METAL CORNER - COLOR FINISHED ALUMINUM.
- 19. ORNAMENTAL EXTRUDED METAL PARAPET.

**ELEVATION LEGEND**

	NEW EXPOSED STUCCO NEW SOUTH FRESH COLOR: 2172-PA "TONE UP" BY BEHRMAN HUEK
	NEW STUCCO NEW BEHMAN HUEK COLOR: 2172-PA "TONE UP" BY BEHRMAN HUEK
	NEW STUCCO NEW BEHMAN HUEK COLOR: 2172-PA "TONE UP" BY BEHRMAN HUEK
	NEW FINISHED ORNAMENTAL EXTRUDED METAL COLOR: ALUMINUM BY FINAR
	NEW GLASS
	TAMPONED GLASS

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

**McDonald's USA, LLC**  
#004-2780  
501 AUBURN STREET  
CULFAX CA 95713

ELEVATIONS EXTERIOR

PA / PR	A. CATALDO
DATE	7/24/2010
JOB NO.	0041-0011-00
SHEET	
<b>A2.0</b>	

# WARE MALCOMB

Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
graphics  
site development

## VICINITY PHOTOS

McDonald's Remodel

501 Auburn Street, Colfax, CA 95713



Businesses south of site



Vacant lot north of site

[waremalcomb.com](http://waremalcomb.com)

2400 camino ramon  
suite 390  
san ramon, california  
94583

p 925.244.9620

f 925.244.9621

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

- architecture
- planning
- interiors
- graphics
- site development



**Businesses east of site**



**Hillside west of site**

# WARE MALCOMB

Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
graphics  
site development

## SITE PHOTOS

McDonald's Remodel

501 Auburn Street, Colfax, CA 95713



North elevation



Landscaping and paving at existing Drive-thru lane

[waremalcomb.com](http://waremalcomb.com)

2400 Camino Ramon  
suite 390  
san ramon, california  
94585

p 925.244.9620

f 925.244.9621

# WARE MALCOMB

Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
graphics  
site development



Existing landscaping and paving at Drive-thru lane



Parking at north side of site (looking east)

# McDonald's USA, LLC

## #004-2750

501 AUBURN STREET.  
COLFAX CALIFORNIA 95713

### PLANNING DEPARTMENT SUBMITTAL

SYMBOLS	ARCHITECT/APPLICANT	SITE DATA	SHEET INDEX
	<p><b>WARE MALCOMB</b> 2400 CAMINO RAMPA, SUITE 200 SAN RAFAEL, CA 94563</p> <p><b>OWNER REPRESENTATIVE</b> <b>McDonald's USA, LLC</b> PACIFIC SIERRA REGION</p> <p>2094 DAK ROAD WILMUT CREEK, CA 94587</p> <p><b>LANDSCAPE ARCHITECT</b> <b>Thomas Baak and Associates LLP</b> 1430 NORTH MAIN STREET SUITE 4 WILMUT CREEK, CA 94596</p> <p>PA/PIC ANTHONY CATALDO PH: (925) 244-8888 FAX: (925) 244-4843 E-MAIL: acataldo@waremalcomb.com</p> <p>AREA CONSTRUCTION MANAGER PH: (925) 946-4600 &amp; 8000 MOBILE: (925) 575-7264 www.gsa.pln@baakand.com</p>	<p>PROJECT NAME: MCDONALD'S RESTAURANT PROJECT ADDRESS: 501 S. AUBURN STREET COLFAX, CA 95713</p> <p><b>SCOPE OF WORK</b> THE SCOPE OF WORK FOR THIS RENOVATION WILL INCLUDE THE FOLLOWING:  <ul style="list-style-type: none"> <li>AN EXTERIOR RENOVATION TO THE BUILDING EXTERIOR FACADE TO REMOVE THE EXISTING HANGAR ROOFING AND OPEN THE BUILDING A MORE CONTIGUOUS ROOF THAT INCLUDES THE ADDITION OF CANOPIES, A HANGAR BUILDING COLOR, AN ACCENT ARCHITECTURAL ELEMENTS TO EMPHASIZE THE BUILDING FRONT AND AN ACCENT ARCHITECTURAL ELEMENT TO EMPHASIZE THE BUILDING'S SIGN ENTRY.</li> <li>THE EXISTING SINGLE DRIVE DRIVE SHALL REMAIN AND HOLDS OF OPERATIONS ARE PROPOSED TO BE EXPANDED TO THREE.</li> <li>THE DRIVE-THRU ISLAND WILL BE LENGTHENED AND BE FILLED IN WITH HIGH LANDSCAPE.</li> <li>THE EXISTING HANGAR ROOFING SHALL BE TO BE REMOVED. NEW STORAGE WILL RESULT IN A NET REDUCTION OF 13.76 SQUARE FEET OF SIGN AREA.</li> <li>SITE NON IMPROVEMENTS AS REQUIRED.</li> </ul> </p> <p><b>PERMITS DATA</b> ZONING: MC (MEDIUM COMMERCIAL) ACCESSORY PARCEL NUMBER: 160-260-012 REGULATORY TYPE: S-2 CONSTRUCTION TYPE: V-0 SITE AREA: 31,019 SF</p> <p><b>STRUCTURES</b> EXISTING / BUILDING AREA: 1 / 1,082 SF PROPOSED / BUILDING AREA: NO ADDITIONAL STRUCTURES PROPOSED TOTAL BUILDING AREA: 3,338 SF TOTAL BUILDING COVERAGE: 6%</p> <p><b>COVERAGE</b> <b>LANDSCAPE</b> EXISTING LANDSCAPE: 13,729 SF DEMOLISHED LANDSCAPE: -0 SF ADDITIONAL LANDSCAPE: 218 SF TOTAL LANDSCAPE: 14,024 SF TOTAL LANDSCAPE COVERAGE: 27.56%</p> <p><b>HANGAR</b> EXISTING HANGAR: 34,370 SF DEMOLISHED HANGAR: -308 SF ADDITIONAL HANGAR: 0 SF TOTAL HANGAR: 34,062 SF TOTAL HANGAR COVERAGE: 66.56%</p> <p><b>PARKING</b> EXISTING PAV. SIDE (12'-0" x 18'-0") 51 STALLS EXISTING ACCESSIBLE (12'-0" x 18'-0") 3 STALLS TOTAL EXISTING PARKING STALLS 54 STALLS</p> <p><b>REQUIRED PARKING STALLS</b> 1 PER EACH 25 SF OF KITCHEN AREA, KITCHEN AREA IS 1,021 OR 42 STALLS 1 PER EVERY 2.5 SEATS, 26 SEATS PROVIDED ADDITIONAL 12 STALLS TOTAL PARKING REQUIRED 64 STALLS</p>	<p>T1.0 TITLE SHEET S1.1 SITE PLAN A1.0 FLOOR PLAN A2.0 EXTERIOR ELEVATIONS A2.1 EXTERIOR ELEVATIONS A2.2 DETAILS A3.1 DETAILS L1 LANDSCAPE PLAN</p>
			<p><b>VICINITY MAP</b></p>

**WARE MALCOMB**  
Landscape Design for Commercial and Public

2400 CAMINO RAMPA, SUITE 200  
SAN RAFAEL, CA 94563  
PH: (925) 244-8888  
FAX: (925) 244-4843  
E-MAIL: acataldo@waremalcomb.com

**McDonald's USA, LLC**  
#004-2750  
501 AUBURN STREET  
COLFAX CA, 95713

TITLE SHEET									

PA / PR: A. CATALDO  
DRAWN BY: T. K. A. C. / S. C.  
DATE: 2011-08-01-02

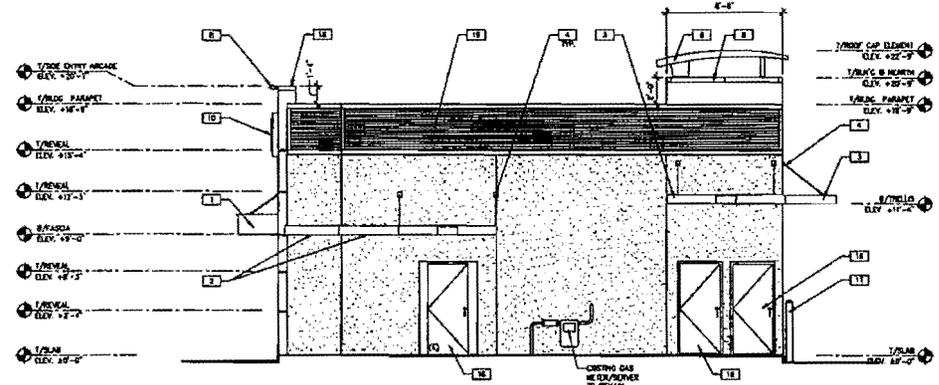
SHEET  
**T1.0**

McDonald's USA, LLC. All rights reserved. Copyright 2011. All rights reserved. This document is the property of McDonald's USA, LLC. All information shall be returned to the originator of this document upon the completion of the project.

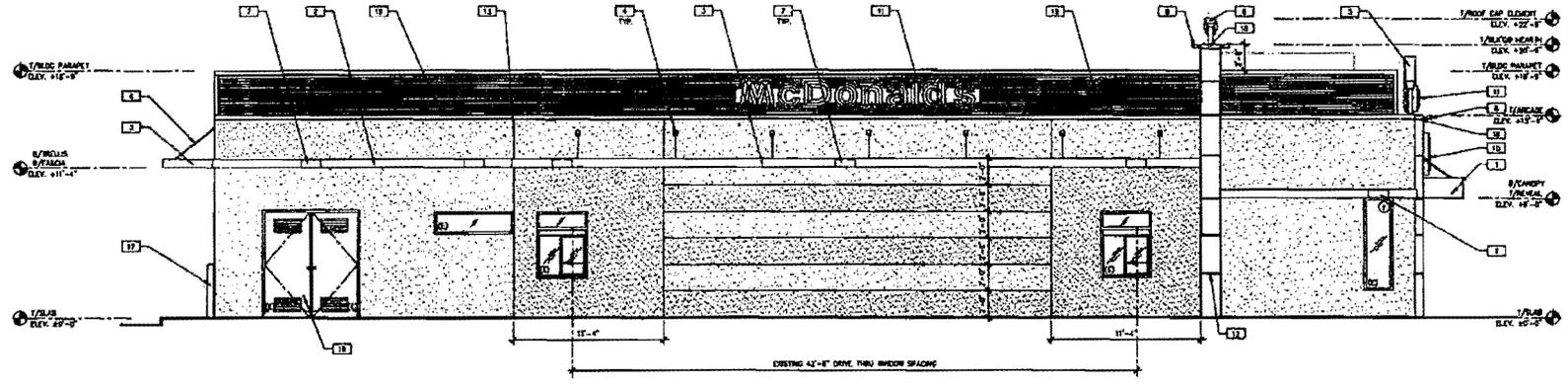








PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



1. WEST



2. SOUTH

EXISTING ELEVATIONS  
SCALE: 1/4"=1'-0"

ELEVATION NOTES

- 1 YELLOW ALUMINUM CANOPY.
- 2 CLEAR ANODIZED ALUMINUM ACCENT BAND.
- 3 ALUMINUM TRELLIS.
- 4 TRELLIS RE-BACK.
- 5 24" LONG YELLOW ARCHITECTURAL ROOF CAP ELEMENT (METAL).
- 6 8" LONG YELLOW ARCHITECTURAL ROOF CAP ELEMENT (METAL).
- 7 LED LIGHTS, LOCATED INSIDE OF CANOPY OR TRELLIS.
- 8 LINER LED LIGHT (SHOW).
- 9 METAL LED LIGHTING.
- 10 BACK-LIGHTED COMPANY LOGO.
- 11 MCDONALD'S SIGNAGE BY OTHERS - MATCH NEIGHBOR PERMIT.
- 12 1/4" REVEAL, (SHOWN AS DOUBLE LINE), PAINTED TO MATCH WALL.
- 13 CORNER JOINT (SHOWN AS SINGLE LINE).
- 14 NEW WINDOW DOOR, FRAME COLOR & GLAZING TO MATCH EXISTING.
- 15 NEW WINDOW FRAME COLOR & GLAZING TO MATCH EXISTING.
- 16 HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING WALLS.
- 17 8" PVC SQUARE, PAINTED YELLOW.
- 18 METAL CORNER - COLOR ANODIZED ALUMINUM.
- 19 ORNAMENTAL, EXPOSED METAL, PARAPET.

ELEVATION LEGEND

- [Pattern] NEW EXTERIOR GLAZED WITH MASONRY FINISH  
COLOR: 2122-10 "BROWN WHITE" BY BEAMAN MASON.
- [Pattern] NEW STUCCO WITH TEXTURED FINISH  
COLOR: 2115 "LACE BRICK" BY BEAMAN MASON.
- [Pattern] NEW STUCCO WITH TEXTURED FINISH  
COLOR: 2113-10 "TARNLEY BRICK" BY BEAMAN MASON.
- [Pattern] NEW PAINTED ORNAMENTAL EXPOSED METAL  
COLOR: ALUMINUM BY PRIMA.
- [Pattern] MESH GLASS.
- [Symbol] TINTED GLASS.

**WARE MALCOMB**  
Leading-Edge Design for Commercial Real Estate  
www.wm.com

Architecture  
Interior Design  
Mechanical  
Electrical  
2000 Sandstone Place, Suite 200  
Folsom, California 95630  
916.451.1000  
FOLSOM@WAREMALCOMB.COM

**McDonald's USA, LLC**  
#004-2750  
501 AUBURN STREET  
COLFAX, CA 95713

ELEVATIONS EXTERIOR

DATE:	REVISION:

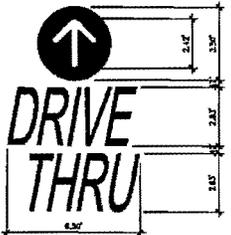
PK / File: L CAML00  
DRAWN BY: CTM/AC/AC  
JOB NO.: 0001-0001-00

SHEET  
**A2.1**

H:\Users\jmalcomb\Desktop - Oak Brook\0001-0001-00\_001-000-0000.ctb  
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McDonald's USA, LLC - 501 Auburn Street - Colfax, CA 95713 - 916-379-1200 - 916-379-1200 - 916-379-1200 - 916-379-1200

<p>NOT USED SCALE: NTS 13</p>	<p>NOT USED SCALE: NTS 9</p>	<p>NOT USED SCALE: NTS 5</p>	<p>NOT USED SCALE: NTS 1</p>
<p>NOT USED SCALE: NTS 14</p>	<p>NOT USED SCALE: NTS 10</p>	<p>NOT USED SCALE: NTS 6</p>	<p>NOT USED SCALE: NTS 2</p>
<p>NOT USED SCALE: NTS 15</p>	<p>NOT USED SCALE: NTS 11</p>	<p>NOT USED SCALE: NTS 7</p>	<p>NOT USED SCALE: NTS 3</p>
<p>NOT USED SCALE: NTS 16</p>	<p>NOT USED SCALE: NTS 12</p>	 <p>NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW PAINTED 'DRIVE-THRU' WITH ARROW SCALE: 3/8"=1'-0" ESM - Traffic_sign-41</p>	 <p>NOTE: ALL TEXT AND STRIPES SHALL BE PAINTED YELLOW. STRIPES SHALL BE PAINTED WHITE. PAINTED 'THANK YOU' SCALE: 3/8"=1'-0" ESM - Traffic_sign-41</p>

**WARE MALCOMB**  
Landscape Design for Commercial and Public

Address:  
1000 University Drive, #100  
Auburn, CA 95602  
Tel: (916) 379-1200

**McDonald's USA, LLC**  
#004-2750  
501 AUBURN STREET  
COLFAX CA 95713

SITE DETAILS	
DATE: _____	BY: _____
REV: _____	BY: _____
DATE: _____	BY: _____
REV: _____	BY: _____
DATE: _____	BY: _____
REV: _____	BY: _____
DATE: _____	BY: _____
REV: _____	BY: _____

PA / PR:	A. CATALDO
DESIGN BY:	W.M./A.C./P.C.
JOB NO.:	0041-001-00

SHEET

# A3.1



## CONDITIONS OF APPROVAL

### #DR/SPR-02-11

1. The drive-thru shall be allowed to operate 24 hours a day.
2. Condition #7 of the original project Conditions of Approval which were approved on August 19, 1999, which requires that the interior light of the freestanding pole sign be turned off by 10:00 p.m., shall be modified to allow for the illumination of the freestanding pole sign 24 hours a day.
3. The applicant shall make the following site and landscape improvements, in a manner that is in substantial conformance with the plans submitted with this application:
  - a. Reduce the size of the existing trellis (by 50%) at the east elevation.
  - b. Lengthen the drive-thru island (approximately doubling the length) and install landscaping similar to the existing landscaping at the current island.
  - c. All existing paving and landscape to remain as is.
  - d. A bike rack is to be installed at the east elevation.
4. Per the City's Design Guidelines, trees and landscaping shall be maintained by the current owner and any and all subsequent owners of the subject property for a minimum period of three (3) years after installation. The applicant shall deposit with the City a maintenance bond, cash, letter of credit, or its equivalent, in an amount equal to one-half (1/2) the market value of landscaping and irrigation guaranteeing the proper care, treatment and maintenance of landscaping for a period of three (3) years. Prior to the expiration of the three (3) year maintenance guarantee period and return of the security, the property owner shall maintain, replace or restore all deficient landscaping.
5. Landscaping and irrigation shall be installed prior to the issuance of a Certificate of Occupancy by the Building Official.
6. The applicant shall make the following architectural improvements to the existing building exterior, in a manner that is in substantial conformance with the plans submitted with this application:
  - a. Demolition of existing mansard roofs, siding, stone wainscot, and aluminum storefronts.
  - b. Parapet walls to replace the mansard roofs, and exterior walls to be finished in integral color stucco in earth tones.
  - c. Accent walls, or 'arcades', to be provided at the west and south elevations to highlight the two entrances to the restaurant.
  - d. Arcades to be finished in stucco and feature aluminum reveals.

- e. Wall colors/materials to consist of Benjamin Moore #2122-70 "Snow White" or equivalent (smooth finish stucco), #2175 "Aztec Brick" or equivalent (textured finish stucco) and #2173-10 "Earthy Russet" or equivalent (textured finish stucco).
  - f. Ornamental extruded parapet to be provided at all elevations (color: Aluminum by Kynar or equivalent).
  - g. Clear anodized aluminum accent band to be provided at all elevations.
  - h. Aluminum trellis to be provided at west and south elevations.
  - i. Back-lighted company logo ("M") to be provided on east and north elevations.
  - j. Yellow aluminum canopy to be provided at east and north elevations.
  - k. Yellow, metal architectural roof caps to be provided at the east and west elevations.
  - l. New window, frame color and glazing to match existing.
  - m. New storefront door, frame color and glazing to match existing.
  - n. Hollow metal doors painted to match color of surrounding material to be provided at west and south elevations.
  - o. LED light located inside of canopy or trellis to be provided at north and south elevations.
  - p. Linear red light (HIRAF) to be provided at all elevations.
  - q. Yellow bollard to be provided on west elevation.
  - r. Metal lettering ("Welcome") to be provided at north elevation.
  - s. Existing "McDonalds" sign on east elevation to remain as is.
7. A minimum of 54 parking stalls shall be provided, including 3 handicapped parking spaces which meet the Americans with Disabilities Act design standards.
8. The applicant shall comply with the following requirements issued by the Placer County Water Agency:

"Water is currently served to the property by an existing I-inch meter for domestic use connected to the Agency's treated water main extension from Whitcomb Avenue. The Water Connection Charges paid for the I-inch domestic service reserves an average peak daily demand of 2,875 gallons per day. Based on the Agency's billing records, the averaged peak daily usage recorded through this meter is approximately 4.5 times this amount. In order for the Agency to continue to provide excess water through this service the Applicant may be required to upsize their existing water service and must pay the applicable fees and Water Connection Charges for the commitment required to serve the existing needs of the property. The Applicant can contact the Customer Services Department at (530) 823-4850 for the required forms and fees."

9. Building exterior and site improvement construction hours shall be limited to Monday through Friday, 6:00 a.m. to 6:00 p.m., Saturday, Sundays and observed holidays, 8:00 a.m. to 5:00 p.m.
10. The applicant shall ensure that this project is constructed and completed in accordance with all local, state and federal regulations, including obtaining any other permits that may be required by other governing bodies for this project.
11. The City's Fee Schedule and terms are incorporated as part of this approval. Applicant is aware that City charges based on actual cost and that outstanding planning application fees, engineering, and building plan check fees must be paid in full within 30 days of receipt of invoices. If the deposit(s) with the City for this project become(s) depleted and there is still work to be done, additional deposits shall be paid prior to any additional work being performed by the City on the project.
12. Other fees and deposits will be required during the building permit phase for this project, but are not included above, nor are they a part of this application. The fees/deposits for these items will be those in effect at the building permit application or issuance whichever applicable.
13. No certificate of occupancy/final inspection shall be issued until all conditions of approval are completed and approved by the appropriate City Official, Department, District, or Agency.
14. Indemnification of the City/Attorney's fees for Enforcement.
  - a. The applicant/developer agrees as a condition of approval/entitlement to defend, indemnify, and hold harmless the City and its agents, officers, employees, consultants, and volunteers from any claim, action, lawsuit or proceeding arising out the City's processing of this application, related permits and approvals and any improvements approved by City. Applicant agrees that City shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's obligations to indemnify and reimburse for actual defense costs.
  - b. In the event the City initiates proceedings against the applicant/developer regarding non-compliance with law or these conditions or any related approvals, the applicant shall reimburse the City for any and all court costs and attorney's fees as a result of any such action. Failure to reimburse the City within 30 days of receipt of invoices or establish a contractual payment schedule

may result in the City placing lien against the subdivision property in accordance with the tax assessor's process and procedures or other legal authority; and shall include costs of the lien process.

Approved and agreed to: \_\_\_\_\_  
Applicant Initials

# City of Colfax

Resolution No. 03-2012

## **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLFAX APPROVING AN APPLICATION (#DR/SPR-02-11) FOR DESIGN REVIEW AND SITE PLAN REVIEW FOR THE MCDONALDS REMODEL PROJECT**

**Whereas**, the City of Colfax received Planning Application #DR/SPR-02-11 for design review and site plan review for the McDonalds Remodel Project located at 501 South Auburn Street in the City of Colfax (the "Project"); and

**Whereas**, the City of Colfax, through the Planning Department, prepared a Notice of Exemption from CEQA for the Project; and

**Whereas**, the City of Colfax Planning Commission ("Commission") held a duly-noticed public hearing on the Project's application on January 25, 2012; and

**Whereas**, the Commission has reviewed and considered the staff report, any and all written comments received during the public review process, and any and all oral or written comments submitted at the public hearing.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Colfax:

1. That the Commission finds that the Project qualifies for an exemption from CEQA and directs the City Clerk to file a Notice of Exemption with the Clerk of the County of Placer for the Project within five (5) days of the date of this hearing for the Project.

2. That Planning Application #DR/SPR-02-11 for design review and site plan review for the McDonalds Remodel Project located at 501 South Auburn Street in the City of Colfax is hereby approved subject to the following exhibits and findings:

EXHIBIT 1 - COLOR BUILDING ELEVATIONS  
EXHIBIT 2 - SITE PLAN, FLOOR PLAN, BUILDING ELEVATIONS,  
LANDSCAPE PLAN  
EXHIBIT 3 - CONDITIONS OF APPROVAL

### **FINDINGS:**

1. The project, as conditioned, will maintain the small town character that makes Colfax a desirable place to live.

2. The project, as conditioned, will maintain and enhance the City's character and visual appearance in order to create a quality future community.
3. The project, as conditioned, will maintain and enhance the historic resources, qualities and character of the City of Colfax.
4. The Project, as conditioned, is consistent with the General Plan and applicable zoning requirements, including.
5. The Project is in harmony with the purpose of, and is similar in character with the uses allowed in, the Highway Commercial District (Title 17.80 of the Colfax Zoning Code).
6. The Project conforms to applicable development standards.
7. The Project, as conditioned, will not be detrimental to the public health, safety, or welfare.
8. The site is physically suitable for the Project.
9. The Project, as conditioned, will not cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.
10. The Project is consistent with the character of the immediate neighborhood.
11. The Project, as conditioned, will be accomplished without detriment to adjacent properties.

**Passed and Adopted this 25<sup>th</sup> day of January, 2012 by the following roll call vote:**

**Ayes:**

**Noes:**

**Absent:**

**Abstain:**

---

**Stephen Harvey, Mayor**

**ATTEST:**

---

**Karen Pierce, City Clerk**