



**CITY OF PLACERVILLE
CONDITIONS OF APPROVAL**

**SPR 83-05-R
Taco Bell Remodel**

PROJECT NAME:	Taco Bell Remodel
REQUEST:	Consideration of request to: (1) remodel of the existing fast-food restaurant and drive-through at 1240 Broadway in the Hangtown Village Square shopping center to reduce indoor seating from 50 to 25 seats, maintain the existing drive-through lane redesigned for a maximum 9-car onsite stack, reduce onsite parking stalls from 9 to 6, and implement site improvements including new ADA-compliant ramps with guardrails, sidewalks, curbs, bollards, menu board relocation and new speaker/OCB pedestal, clearance bar, repainted directional arrows and 4"-wide parking stall lines, refaced pylon sign, revised elevations and landscaping to match existing planting in the Highway Commercial/Airport Overlay zone.
APPLICANT:	Thomas Concord CA LLC
REPRESENTATIVE:	VMI Architecture – Philip Moss
LOCATION:	1240 Broadway/APN: 004-261-022
ENVIRONMENTAL DETERMINATION:	CEQA Exemption Section 15301 (Existing Facilities)
APPROVAL DATE:	April 7, 2026

Site Plan Review (SPR) 83-05-R Conditions:

1. Approval of SPR 83-05-R to: 1) To remodel of the existing Taco Bell fast-food restaurant and drive-through in the Hangtown Village Square shopping center to reduce indoor seating from 50 to 25 seats, maintain the existing drive-through lane redesigned for a minimum 9-car onsite stack, reduce onsite parking stalls from 9 to 6, and implement site improvements including new ADA-compliant ramps with guardrails, sidewalks, curbs, bollards, menu board relocation and new speaker/OCB pedestal, clearance bar, repainted directional arrows and 4"-wide parking stall lines, refaced pylon sign, and landscaping to match existing planting in the Highway Commercial/Airport Overlay zone.

Approval includes the following Applicant Submittal Documents:

- i. Plan Set: Site Plan (Sheet A0.0), Floor Plan (Sheet DD1.0), Roof Plan (Sheet DD3.0), Building Elevations (Sheet A4.0, A4.1). Signage (DD5-1 thru DD5-3), and Preliminary Landscaping (LO);
2. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.
3. Site Plan Review Expiration. The approval of the Site Plan Review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. The Planning Commission may grant a one-year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to the project when granting the extension.
4. Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division, for determination of appropriate procedures. Deviations from the above-described approval will constitute a violation of permit approval.
5. Parking lot paving shall be maintained at a PCI (pavement condition index) of not less than 56. Wheel stops and parking stall striping shall be maintained in sound condition.
6. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
7. The Applicant shall obtain a Building Permit for the scope of work, including interior and exterior modifications, signage, and a Site Improvement Plan for the modifications to address revised striping and parking.
8. All signage shall be maintained in a safe and clear readable condition and shall not be permitted to fall into a state of disrepair.
9. All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.
10. Site Plan Review No. 83-05 conditions of approval still remain in effect.

11. The Queue Management Program shall be implemented as an ongoing operational requirement including when stacking exceeds 9 cars or stacking is occurring on Broadway:
 - Add equipment to the store to maximize productivity and cut time between orders. This would include a second line to put together orders.
 - Add additional employees to maximize productivity during high volume times.
 - Add curbside mobile pick-up as a means to relieve pressure on the drive-through lane. Increase pre-order online usage to reduce drive-through lane usage. This would allow companies like Door Dash to use mobile pick up rather than then the drive-through lane to pick up orders.

Engineering Conditions

12. The entrance as shown scales 20' in width. Two large arrows are shown on plans shall be painted marking this clearly as an "in only" driveway.
13. The applicant shall show "do not block intersection" and cross hatching on the plans.. The applicant shall add notes on the plans for signing and striping of this "keep clear" area.

END OF CONDITIONS