

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



**Agenda of:** June 14, 2012  
**Item No.:** 10  
**Staff:** Aaron Mount

**SPECIAL USE PERMIT/PLANNED DEVELOPMENT REVISION**

**FILE NUMBER:** S07-0011-R/PD95-0016-R-4/Kniesel Auto Collision Center

**APPLICANT:** Kniesel's Auto Collision Centers, Inc.

**ENGINEER:** Carlton Engineering Inc.

**OWNER:** Kniesels Properties 3, LLC

**REQUEST:** Revision to approved Special Use Permit and Development Plan to remove Condition 8 requiring curb, gutter, and sidewalk on Crosswood Drive.

**LOCATION:** On the north side of Wild Chaparral Drive, approximately ¼ mile west of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District 4. (Exhibit A)

**APN:** 070-280-64 (Exhibit B)

**ACREAGE:** 3 acres

**GENERAL PLAN:** Commercial (C)

**ZONING:** Commercial-Planned Development (C-PD)

**ENVIRONMENTAL DOCUMENT:** Previous Negative Declaration pursuant to Section 15162(b) of the CEQA Guidelines.

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

1. Find the project revision is covered by the scope of the previous Negative Declaration and pursuant to Section 15162(b) of the CEQA Guidelines, no further documentation is necessary; and
2. Deny the request to modify Condition 8, but approve the modified Conditions of Approval for Special Use Permit S07-0011-R and Development Plan PD95-0016-R-4 as revised by staff and listed in Attachment 1, based on the Findings listed in Attachment 2.

**BACKGROUND:** The project site is located within the Shingle Springs Community Region US Highway 50 corridor. The existing 18,320 square foot commercial structure was approved by the Board of Supervisors on April 16, 1996 under application PD95-0016. The current auto collision center was approved by the Board of Supervisors on September 15, 2009 under applications S07-0011 and PD95-0016-R-3. The applications were previously denied by the BOS on April 22, 2008, however the decision was overturned by the courts (Case No. PC20080259) and remanded the applications back to the BOS for reconsideration.

Building permit number 186344, for the conversion of the structure from a sports complex to an auto collision center, was finalized on April 16, 2012.

## **STAFF ANALYSIS**

**Condition Modification:** The applicant is preparing to open the auto collision business and is working to complete the Conditions of Approval. Through this process, the applicant has determined that Condition 8 would not be possible due to an economic hardship. Condition 8 states the following:

The applicant shall construct a six (6)-foot wide concrete sidewalk and Type 2 vertical curb and gutter along the entire on-site portion of Crosswood Drive and connect to the existing curb, gutter, and sidewalk along Wild Chaparral Drive according to Design and Improvement Standards Manual (DISM), Standard Plan 110. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. The applicant shall be subject to an encroachment permit, as determined by the DOT, and these improvements shall be completed prior to occupancy of this project.

The applicant has stated that the project estimate for the new sidewalk, curb, and gutter would be between \$40,000 and \$45,000, therefore they are requesting that Condition 8 should be removed (Exhibit D).

The Department of Transportation's response is as follows (Exhibit E):

The project was conditioned in accordance with the DISM Standard Plan 101A and 101B that require sidewalks along the frontage of commercial properties and within Community Regions regardless of whether the project is on a public or private roadway. DOT reduced the sidewalk width from 8-feet down to 6-feet to match the existing sidewalk width along the frontage. The parcel due west also has 6-foot sidewalk along the frontage of Wild Chaparral Drive and Crosswood Drive. This project has been conditioned with the same improvements as the neighboring parcel.

Analyzing the most recent bid summaries, DOT has estimated the improvement costs at:

6' Sidewalk:

(345 feet)(6.0 feet)(\$7.00/square-foot)	=	\$14,490.42
Vertical Curb & Gutter		
(345 feet)(\$10.00/linear-foot)	=	<u>3,450.10</u>
		\$17,940.52

**General Plan:** The following General Plan policies apply to this project, as it relates to pedestrian access:

**General Plan Policy Tc-4i** requires that within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible.

**General Plan Policy Tc-5b** requires that in commercial and research and development subdivisions, curbs and sidewalks shall be required on all roads.

### Discussion

General Plan Policies Tc-4i and Tc-5b are mandatory and specific policies requiring pedestrian circulation and infrastructure for all development within Community Regions and commercial and industrial development.

### **Conclusion**

Condition of Approval 8 requiring construction of curb, gutter, and sidewalk along Crosswood Drive was applied to the project in accordance with the General Plan and the Design Improvements Standards Manual. The condition was approved by the Planning Commission and the Board of Supervisors at multiple hearings. Planning recommends that Condition 8 be retained as written and approved.

**Other Recommended Condition Modifications:**

Staff and the applicant have also identified other corrections to be made to Conditions 1 and 4 related to a revision of the project's building permit. A covered outside parts storage area was proposed by the applicant and approved as part of the project, but is not currently required for the business. The Commercial zone district does not allow outside uncovered storage and the applicant intends to store all parts and materials in the structure for compliance with the zone district and security. These are shown in ~~strikeout~~ and underline in Attachment 1.

**ENVIRONMENTAL REVIEW**

Staff has determined that the project revision is covered by the scope of the previous Negative Declaration prepared for S07-0011/PD95-0016-R-3 and pursuant to Section 15162(b) of the CEQA Guidelines, no further documentation is necessary.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....Conditions of Approval  
Attachment 2 .....Findings  
  
Exhibit A .....Location Map  
Exhibit B .....Assessor's Parcel Map  
Exhibit C .....Site Plan  
Exhibit D .....Applicant Letter; February 5, 2012  
Exhibit E .....Department of Transportation Memo; March 3,  
2012

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

**Special Use Permit Revision S07-0011-R/Planned Development Revision PD95-0016-R-4/  
Kniesel's Auto Collision Center  
Planning Commission/June 14, 2012**

### Conditions

1. This planned development and special use permit revision is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits D-F, approved November 8, 2007, and conditions of approval set forth below. 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.

The project description is as follows:

Request for a special use permit and planned development revision to allow a conversion of an existing 18,320 square foot sports complex into an auto body shop with 16 service bays and a maximum of 25-30 employees. Hours of operation are proposed to be 7:30 AM to 5:30 PM. Interior modifications include 16 service bays with equipment including frame measurement machines, alignment racks, and paint booths. Parking and storage of all vehicles that are being serviced will be inside the facility. Exterior modifications to the building include two roll up doors on the west side for vehicle entrance ~~and a covered parts storage area on the east side.~~ Outside storage of any parts or materials shall not be allowed. An existing enclosure on the south east end off the building will contain air compressors. A total of 61 parking spaces are proposed, three of which are handicapped.

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.

### **El Dorado County Planning Services**

2. The proposed free standing pole sign shall be a maximum 84.5 square feet and a maximum height of 5 feet. No moving signs of any type are allowed.

3. New and existing roof mounted equipment shall be painted to match the existing building colors.
4. The proposed ~~exterior parts storage area~~ and entrance doors shall be constructed of materials and colors that are consistent with the existing materials and colors.
5. All existing lighting shall conform to §17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

6. All vehicles waiting to be serviced are to be parked/stored inside the facility or within the confines of the stacked parking area shown on the site plan. During working hours, any vehicle left at the facility to be serviced shall immediately be located to the stacking area. Should a vehicle be left at the facility during hours when the facility is closed, such vehicles shall immediately be removed to the stacking area upon the opening of the facility. The operator shall designate a location, to be shown on the site plan, to the rear of the parking area for vehicles that might be deposited during hours when the facility is closed. The operator shall communicate to all local towing companies that when depositing vehicles during such hours when the facility is closed, such vehicles shall be left at the rear of the parking area.
7. The final landscape plan shall meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. The final landscape plan and Water Conservation Landscape Standards form shall be provided to, and then approved by the Deputy Planning Director or designee, the prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.

### **El Dorado County Department of Transportation**

8. The applicant shall construct a six (6)-foot wide concrete sidewalk and Type 2 vertical curb and gutter along the entire on-site portion of Crosswood Drive and connect to the existing curb, gutter, and sidewalk along Wild Chaparral Drive according to Design and Improvement Standards Manual (DISM), Standard Plan 110. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. The applicant shall be subject to an encroachment permit, as determined by the DOT, and these improvements shall be completed prior to occupancy of this project.

9. 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 DISM, 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.
10. The applicant shall irrevocably offer to dedicate the 25 foot wide non-exclusive road and public utility easement for the on-site portion of Crosswood Drive, prior to occupancy of this project. This offer will be rejected by the County.
11. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

#### **El Dorado County Fire Protection District**

12. Site review fee of \$150 shall be paid prior to issuance of building permits.
13. Existing sprinkler system will need to be upgraded for this use prior to finaling of building permits.
14. During the building review process the following plans will need to be submitted: building, alarm, sprinkler, and suppression system (paint booth).
15. The project is required to meet fire flow. Fire flow for this project is 1750 gpm @ 20 psi for two hours, with an approved fire sprinkler system.
16. Show documentation from EID (FIL) that fire flow can be met.

#### **El Dorado County Environmental Management**

17. A hazard materials business plan and an air quality plan shall be subject to review and approval of the district prior to initiation of the use.

#### **Planned Development (PD95-0016)**

1. All structures, signs, parking, operating hours, and other site improvements shall conform to the submitted plans except for those modified herein.
2. A removable steel bollard shall be installed just beyond the trash/propane enclosure at the building's eastern elevation.
3. Wild Chaparral Drive shall be improved on-site to Standard Plan 101A.

4. An 8-foot high block wall shall be constructed along the northerly property line of the project site from the nearest property corner to five-feet short of the drainage swale.
5. The parking area shall be widened an additional 6 feet to enable the space necessary for a pedestrian walk. The pedestrian walk shall be 6-feet wide and bisect the main parking island running in a north/south direction.
6. The access shall be limited to run 50 feet along the east elevation and shall be marked NO PARKING in the area of the trash/propane enclosure.
7. An in-ground bicycle rack with locking devices shall be installed near the front of the building.
8. Any emergency exits shall be equipped with alarms to preclude uses other than emergency exiting.
9. Landscape plans shall conform with the water conservation landscape standards pursuant to Resolution No. 69-93. Said plans must be submitted, reviewed, and approved by Planning staff prior to issuance of building permits. The plan shall include a minimum of ten, 15-gallon trees to be located along each side of the north and south elevations.
10. County standard "No parking" signs shall be installed on Crosswood Drive.



## **ATTACHMENT 2**

### **FINDINGS**

**Special Use Permit Revision S07-0011-R/Planned Development Revision PD95-0016-R-4/  
Kniesel's Auto Collision Center  
Planning Commission/June 14, 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 Staff has determined that the project revision is covered by the scope of the previous Negative Declaration and pursuant to Section 15162(b) of the CEQA Guidelines, no further documentation is necessary.
- 1.2 No significant impacts to the environment as a result of this project were identified in the Previous Initial Study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in custody of the Development Services Department- Planning Services at 2850 Fairlane Court, Placerville, CA 95667.