

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



**Agenda of:** October 11, 2018

**Staff:** Evan Mattes

**CONDITIONAL USE PERMIT REVISION**

**FILE NUMBER:** S08-0025-R-2/Shingle Springs Subaru Shop Remodel

**APPLICANT:** Shingle Springs Subaru, Inc.

**AGENT:** Perkins, Williams & Cotterill Architects/Roy Cotterill

**PROPERTY OWNER:** Shingle Springs Subaru – Nissan Inc.

**REQUEST:** Conditional Use Permit Revision to allow for a 9,501 square foot addition to an existing shop building.

**LOCATION:** North side of Wild Chaparral Drive, approximately one-quarter of a mile west of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District 4. (Exhibit A)

**APN:** 070-280-53 (Exhibit B)

**ACREAGE:** 6.17 acres

**GENERAL PLAN:** Commercial (C) (Exhibit C)

**ZONING:** Regional Commercial (CR) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously Adopted Mitigated Negative Declaration

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

1. Find that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301; and
2. Approve Conditional Use Permit Revision S08-0025-R-2 based on the Findings and subject to the Conditions of Approval as presented.

## EXECUTIVE SUMMARY

Approval of this Conditional Use Permit Revision would allow for a 9,051 square foot addition to existing 4,839 square foot automotive shop (APN 070-280-53) in the Shingle Springs area. Staff has determined that the proposed project is consistent with applicable Conditions of Approval from previous discretionary entitlements, El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

## BACKGROUND

The existing Shingle Springs Subaru Dealership has been subject to numerous applications and revisions. A breakdown of the entitlements for the site has been included below.

Application Number	Action/ Date	Description
S85-0047	Approved by Zoning Administrator April 23, 1986	Original approval of the existing auto dealership
S86-0058	Approved by Planning Commission February 19, 1987	Approval of 130sf, 44-ft tall "Nissan" pole sign. Actually constructed 13-ft tall.
S87-0045	Denied by Board of Supervisors February 23, 1988	Denial of 128sf, 20-ft tall "Subaru" pole sign.
S88-0014	Approved by Planning Commission May 26, 1988	Approval of 128sf, 22-ft "Subaru" sign. Sign to be added to approved "Nissan" pole sign.
DR91-0002	Approved by Planning Commission June 13, 1991	Approval of additional service bays. No additional signage approved.
S96-0018/DR96-0011	Approved by Planning Commission March 13, 1997	Approval of "Kia" monument sign. The existing "Subaru" sign was conditioned to be reduced from 128sf to 63sf.
S04-0015	Approved by Planning Commission November 18, 2004	Approval of replacement "Nissan" sign, 50sf, 20-ft tall.
S08-0025	Approved by Planning Commission March 26, 2009	Approval of replacement "Subaru" sign, 97 sf, 25-ft tall
S08-0025-R	Approved by Planning Commission June 23, 2016	Approval of façade remodel

The request to enlarge the existing 4,839 square foot Subaru automotive service shop to 13,890 square feet would be a revision to an automotive service shop originally approved under S85-0047 and expanded to include additional service bays under DR91-0002. Due to the numerous previous approvals on the project site, it was determined on the S08-0025 approval that subsequent changes would be processed as a revision of S08-0025.

## PROJECT DESCRIPTION

The project site is located at 4045 Wild Chaparral Drive (APN 070-280-53) in Shingle Springs, California. The 6.17-acre parcel includes an automotive dealership and automotive service shop. The 4,839 sq ft existing service shop with 12 service bays is proposed to be expanded to include a 9,051 sq ft addition consisting of 16 new service bays, an expanded breakroom and a new drive aisle. The project would expand the service shop to be a total of 13,890 sq ft. The addition would be constructed on what is currently parking. No oak trees are proposed to be impacted by this project. There are commercial uses to the north, east and west with Highway 50 to the south.

## STAFF ANALYSIS

**Environmental Review:** Staff has determined that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301(e)(2). The project consists of an addition of less than 10,000- square feet into an existing parking lot. A \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption once the project has been approved pursuant to section 15062. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

**General Plan Consistency:** Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0 of the Findings.

**Zoning Ordinance Consistency:** Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Section 3.0 of the Findings.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....Assessor's Parcel Map  
Exhibit C.....General Plan Map  
Exhibit D.....Zoning Map  
Exhibit E.....Aerial Map  
Exhibit F.....Plan Set (4 pages)