

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



Agenda of: February 8, 2018

Staff: Efren Sanchez

DESIGN REVIEW PERMIT REVISION

FILE NUMBER: DR04-0012 R-2/Oasis/Conoco Phillips Service Station

APPLICANT: Mr. Sukhabir Bhullar & Mr. Paramjit Bhullar

ARCHITECT: Mr. Muthana Ibrahim, M I Architects, Inc

REQUEST: Major Revision to an approved Design Review Permit consisting of the following modifications to the existing 76 Gas Station:

- 1) Replacement of existing +/- 3,157 square-foot fueling canopy with a new +/- 2,459 square-foot L shaped canopy;
- 2) Demolishing of existing +/- 326 square-foot cashier/mini-mart Kiosk;
- 3) Construction of a new 1,157 square-foot convenience store addition;
- 4) Removal of one fuel dispenser with associated underground facilities; and
- 5) Replacement of two monument signs at 57.5 square-feet with one 60 square-foot monument sign.

LOCATION: The property is located on the east side of El Dorado Hills Blvd., south of the intersection with Saratoga Way, in the El Dorado Hills Area, Supervisorial District 1. (Exhibit A)

APN: 121-180-16 (Exhibit B)

ACREAGE: 0.61 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Commercial-Community Design Review District (CC-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures)

RECOMMENDATION: Staff recommends that the Planning Commission take the following action:

1. Find that the project is Categorically Exempt from CEQA pursuant to Section 15303(c) of the CEQA Guidelines; and
2. Approve Design Review DR04-0012R-2 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Design Review Revision would result in modifications to an existing gasoline service station (76 Gas Station). The proposed revisions will match color scheme of existing buildings. The gasoline/service station use is not changing with this proposed design review revision. The alterations improve the layout of the site and departments such as fire, long-range planning, and transportation did not express opposition to the project. The proposed project is determined to be consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

STAFF ANALYSIS

Site Description: The site contains the 76 gasoline/ service station, approved January 23, 1989 under Design Review DR88-0046, consists of a service/ repair building, gas-fueling island/canopy and cashier/mini-mart building. On March 24, 2005, the Planning Commission approved Design Review permit DR04-0012, which allowed the re-imaging of the gasoline/service station to the new Oasis standard colors. This design review also allowed for internal illumination of the 22 square foot monument sign and re-facing of the exiting 25-foot tall pole sign. The previous revision, DR04-0012R was approved on September 13, 2012. It allowed for the re-facing of the existing monument sign, added a second fuel pricing sign, and brought the 25-foot pole sign into conformance with the signage requirements by also establishing Special Use Permit S12-001. The site backs up to Highway 50 on the south, El Dorado Hills Boulevard on the west and Saratoga Way on the north. The Village Square Shopping Center is located on the east (Exhibit E).

Project Description: This project is a Design Review for the replacement of the existing +/- 3,157 square-foot fueling canopy with a new +/- 2,459 square-foot L shaped fueling canopy, and the removal of one fuel dispenser with associated underground piping. The project includes demolishing existing +/- 326 square-foot Kiosk for the construction of a new 1,157 square-foot convenience store (Exhibit F, K, L). The two existing monument signs that total 57.5 square-feet will be replaced with one monument sign of 60 square-feet (Exhibit M). The canopy would get a new fascia, decals, re-painted columns, island curbs, and lighting to match color scheme of existing buildings (Exhibit N). The Planning Commission has the review authority of original jurisdiction for this project, because the changes exceed the 10 percent of the square footage of buildings, minor

location changes, and architectural feature changes, in accordance with previous Design Review approvals; This project is classified as a major change to building sizes or features; therefore, it requires an amendment to the approved Design Review application DR04-0012 R/76 Gas Station Signage.

General Plan and Zoning Ordinance Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the applicable policies in the County of El Dorado General Plan, as well as the provisions Commercial (C) land use designation. It is also consistent with the Community Commercial (CC) Zone District and other zoning ordinance requirements, such as parking, landscaping, lighting, setbacks, and height. The project was distributed to all applicable agencies for comments, which resulted in no comments or concerns. The County Long-Range Planning Division (LRP) reviewed the project and determined it would result in minimal new trips and a Transportation Impact Study (TIS) was not required for the project. An On-Site Transportation Review was waived based on no identified traffic concerns, and no new trips.

ENVIRONMENTAL REVIEW

This project has been found to be Categorically Exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15303(c) (New Construction or Conversion of Small Structures), which states that Class 3 exemptions consists of “A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.” The project involves modification to an existing gas station consisting of the removal of an existing 1,161 square-foot canopy and replacement with a 1,320 square-foot canopy which has been determined to be a negligible expansion. The new proposed convenience store is proposed at 1,157 square feet, which is below the 2,500 square feet in floor area. The project is also in an urbanized area according to CEQA urbanized area definition Section 15387 and the U.S. Bureau of the Census *2010 Census-Urbanized Area Reference Map: Sacramento, CA*.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. 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 30 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Land Use Designations Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Site Plan
Exhibit G.....Topographic Survey
Exhibit H.....Site Lighting Photometric
Exhibit I.....Preliminary Grading & Utility Plan
Exhibit J.....Floor Plan
Exhibit K.....Building Elevations
Exhibit L.....Canopy Elevations
Exhibit M.....Monuments Sign
Exhibit N.....Existing vs. Proposed Canopy Color Elevations