

FROM THE MINUTES OF NOVEMBER 8, 2007

9. SPECIAL USE PERMIT/PLANNED DEVELOPMENT (Public Hearing)

S07-0011/Planned Development PD95-0016R3/Kniesel's Auto Collision Center submitted by RICHARD P. KNIESEL (Agent: Robert A. Laurie, Esq.) to allow the conversion of an existing sports complex into an automobile body shop with 16 service bays and a maximum of 25 to 30 employees. Hours of operation are proposed to be 7:30 AM to 5:30 PM. A free standing sign 94.5 square feet in size is proposed. The property, identified by Assessor's Parcel Number 070-280-64, consisting of three acres, is located on the north side of Wild Chaparral Drive, approximately one-quarter mile west of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District IV. (Negative declaration prepared)

Staff: Aaron Mount recommended conditional approval.

Commissioner Machado asked the number of parking spaces on the site. Mr. Mount replied 63. They are removing three spaces for the new entryway. Staff has found the parking adequate. The parking ratio requires 52 spaces. All cars being worked on will be parked in the building. Employees and customers picking up cars will be using the outside parking spaces.

Commissioner Machado asked where parts taken off the vehicles will be stored. Mr. Mount stated the parts will be stored inside the building. There is also an area by the retaining wall where they want a parts storage area. Part of the application process was to make sure that storage area was architecturally compatible with the site. Commissioner Machado does not want to see the parking lot, which is seen from the highway, become unsightly. Mr. Mount stated Condition 1 includes the project description which requires parking and storage of all vehicles being serviced to be parked inside the building.

Robert Laurie commented they have the sign at 84.5 square feet as designed by Western Sign. They concur the traffic analysis is correct. Under the current use, there will be a reduction in the ADT. "As feasible" is not reflected under Policy TC-4i. Curbs, gutters, and sidewalks are in Policy TC-5 and not TC-4i. The applicant concurs with most of the conditions with the exception of the limitation on signage and the curbs, gutters, and sidewalks. Regarding the signage, the County standard is 80 feet, and they asked for a variance for the additional 4.5 feet. Regarding curbs, gutters, and sidewalks (Conditions 6, 7, and 9), TC-4i does not mandate the requirement on Crosswood. This project is three acres. The previous project provided for the improvement of Crosswood. The western side of Crosswood is fully developed with curbs, gutters, and sidewalks. Access for this project is off Wild Chaparral. Crosswood has no relation to this project. This project would have an insignificant impact on Crosswood. He asked that the Commission delete conditions 6, 7, and 9.

Rod Champ, Manager of the facility, stated they do not see the connection for the improvements to Crosswood. Mr. Champ explained some photographs he presented to the Commission. They feel their request for signage is reasonable.

Chair Knight asked their source of business. Which portion comes from insurance and which comes from the area? Mr. Champ said insurance pays, but it is reputation that brings in business. Chair Knight said some businesses only take newer cars. Would they take older cars? Mr. Champ said most of their business is collision, not restoration.

Commissioner Mathews asked about storage outside. Mr. Champ said everything will be in the building. After hours there should be no cars in the parking lot. Their hours of operation are normally 7:30 AM to 5:00 PM.

Commissioner Machado said there are 16 bays. Will there only be 16 cars? Mr. Champ explained the staging area.

Mr. Laurie introduced Robert Kniesel who gave the Commission a brief description of their operation. Using the site plan, Mr. Kniesel explained their operation and the layout of the facility. No work is performed outside the building.

Commissioner Mathews said this is a special use permit. He asked County Counsel about the violation of conditions. Paula Frantz, County Counsel, stated if conditions are violated there could be a hearing set for revocation of the permit or modification of the conditions. Commissioner Mathews said it appears the conditions state servicing will be done inside the building. Mr. Mount said the condition could be modified to state cars waiting for pickup shall be inside the building.

David Koupal, resident on Crosswood Drive, said no one has spoken about the residential area of Crosswood. There are eight residences on Crosswood. He is concerned about the fumes from the paint area. He read his comments into the record (Exhibit J of the staff report).

Bud Zellar stated he is concerned about toxic materials and fumes. How do we know there will be no affect on residents in the area? A negative declaration has been prepared. He is not sure what that means. Were sufficient people in the area notified of this use? The size of the operation is a concern, along with the visibility along the highway as well as other potential hazards.

Kathy Lishman encouraged the Commission to be sensitive to the residential area. Lighting and signage are of great concern. She supports the least amount of lighting and signage. There was a moving sign for the time and temperature which staff recommended against.

Judith Mathat has concerns for the residences, but they need to be aware that if you purchase property adjacent to a major highway there is going to be development. The whole area along this corridor is going to be developed in the near future.

Gary Jenkins represented a property owner to the west. His client is going to do an office condominium project on their site. He has discussed this permit with his client who feels this is a consistent use with those in the area. The former use was a much more intense use that what is being proposed.

Art Marinaccio feels the designation on this property was not appropriate. This is a commercial area that is going to be important to our economic base. There is sewer in the area, and commercial is appropriate. He asked that the Commission approve the project.

Dale Waldron, business owner in Shingle Springs, has been on Sunset Lane for 18 years. This use will take away business from people in the area.

Rich Solice is opposed to the operation. He equates this business to a big box operation.

The owner of Cameron Park Auto Body, said they have worked hard to build their businesses in the community. He is concerned about environmental impacts to the residential area.

Sam Terresi commented Aesthetics is marked insignificant in the environmental document. There are more appropriate areas where this type of business can be placed.

Mr. Laurie commented one concern is air quality. There are stringent requirements for this type of business. Aesthetics was mentioned as a concern. The aesthetics will not be altered by this project. The Sunrise facility is in an older area. The Rocklin store is a good example of no impacts. He asked the applicant what happens if a car is dumped off at 3:00 AM. There will be a local project manager that would have to be informed of such an event. Such an occurrence would be the only change from what is there now. They would like Conditions 2, 6, 7, and 9 deleted.

Steve Mc Kenney, Environmental Management, explained air quality requirements.

Commissioner Machado asked the applicant what they do with parts removed from the vehicles. Mr. Kniesel explained the carts inside the building and the proposed storage area.

Commissioner Machado's main concerns are visual.

Commissioner Tolhurst said if you take out the time on the sign, it is almost what is allowed. He would rather see the sign 12 feet high. Regarding sidewalks, he would rather see a rolled curb.

Commissioner Machado did not hear enough testimony that there would not be any cars parked out front. Commissioner Mathews commented the use permit could be conditioned for no vehicles outside.

Commissioner Tolhurst would be in favor of conditioning the item so the green area and perhaps some parking on the side could be shown on the site plan. Ms. Frantz suggested language could be added for no parking of customer's vehicles in the front. Pierre Rivas said we should differentiate between cars that have been repaired and are ready for pick up and vehicles that are

waiting for repair. You probably would not object to a newly repaired and painted vehicle being parked in the front portion of the site waiting for pick up.

Mr. Laurie requested a continuance to a date certain to clarify the site plan and submit additional photographs. The Commission concurred with the continuance to discuss signage and the vehicle storage issue.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE S07-0011/PD95-0016R3 TO THE MEETING OF DECEMBER 13, 2007, AFTERNOON SESSION.