

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



Agenda of: June 23, 2016

Staff: Rob Peters

SPECIAL USE PERMIT REVISION

- FILE NUMBER:** S08-0025-R/Subaru Façade Remodel
- APPLICANT:** Shingle Springs Subaru
- AGENT:** Roy Cotterill
- ARCHITECT:** Perkins, Williams & Cotterill Architects
- REQUEST:** Special use permit revision request to allow a façade remodel of the existing Subaru dealership sales building, revision to building signage, a new freestanding monument sign, and minor site improvements.
- LOCATION:** The property is located on the north side of Wild Chaparral Drive, approximately 400 feet 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:** Categorically Exempt pursuant to State CEQA Guidelines Section 15301 and 15311(b).
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15311(b); and

2. Approve Special Use Permit S08-0025-R based on the Findings and subject to the Conditions of Approval as presented.

PROJECT INFORMATION

Site Description: The project site has been in use as an automobile dealership since 1986. The 6.17 acre lot is improved with a sales building and two service buildings; attached building signage; attached wall signage and a freestanding pole sign; internal directional signage; and associated parking and landscaping areas (Exhibit E and F).

The project site is bounded by a mini-storage facility to the west, a commercial developed parcel to the east, Wild Chaparral Drive and U.S. Highway 50 to the south, and office uses and undeveloped residential and regional commercial zoned lands to the north.

Project Description: The special use permit revision request would allow a façade remodel of the existing Subaru dealership sales building, revision to existing building signage, a new monument sign, the addition of a landscape planter, and minor parking lot improvements.

Approval of this special use permit revision would incorporate all applicable previous approvals and supersede all previous files for administrative purposes. Approval of the project would result in modification to the existing structures, signage, and site improvements, but would not change the previously authorized use of the site.

STAFF ANALYSIS

Background: The project site has been in use as an automobile dealership in accordance with Special Use Permit S85-47 since 1986, and is currently a Subaru dealership. The site has been subject to numerous discretionary entitlements. Discretionary approvals for S85-47, DR91-02, and S08-0025 still apply to the use as it exists today. Discretionary approvals for S86-58, S88-14, S96-18/DR96-11, and S04-15 are no longer applicable to the project site. A breakdown of the entitlements for the site is included below.

Application Number	Action/ Date	Description
S85-47	Approved by Zoning Administrator April 23, 1986	Original approval of the existing auto dealership
S86-58	Approved by Planning Commission February 19, 1987	Approval of 130 square foot, 44-foot tall “Nissan” pole sign. Actually constructed at 13-foot tall.
S87-45	Denied by Board of Supervisors February 23, 1988	Denial of 128 square foot, 20-foot tall “Subaru” pole sign.
S88-14	Approved by Planning Commission May 26, 1988	Approval of 128 square foot, 22-foot “Subaru” sign. Sign to be added to approved “Nissan” pole sign.

Application Number	Action/ Date	Description
DR91-02	Approved by Planning Commission June 13, 1991	Approval of additional service bays. No additional signage approved.
S96-18/ DR96-11	Approved by Planning Commission March 13, 1997	Approval of “Kia” monument sign. The existing “Subaru” sign was conditioned to be reduced from 128 square feet to 63 square feet.
S04-15	Approved by Planning Commission November 18, 2004	Approval of replacement “Nissan” sign, 50 square feet, 20-foot tall.
S08-0025	Approved by Planning Commission March 26, 2009	Approval of replacement of the existing “Subaru” pole sign with a new pole sign, 97 square feet, 25-foot tall.

Building Design: The project site is highly visible from U.S Highway 50. Design review for the existing automobile dealership was conducted as a part of the Special Use Permit S85-47 approval. The building design was intended to blend into the surrounding landscape and featured architectural features of western style farm buildings with modern materials. The existing elevations are included as Exhibit F.

Analysis for this special use permit revision includes a design review of the proposed building modifications, signage revisions, and site improvements. The proposed façade remodel would relocate the Slate Icon Tower from the east building elevation to the south building elevation. The resultant tower will be slightly larger and will be finished with an aluminum top cap (Exhibit G). The existing metal roofing and metal siding will be repainted and the split face existing concrete block will remain. No major structural modifications to the building would be required.

The proposed building signage would be placed on composite metal panels with an aluminum top cap. The proposed elevations are included in Exhibits H-1 and H-2. The materials and color board is included as Exhibit J. In reviewing the project, staff expressed concerns to the applicants regarding the change in architectural styling resulting from the proposed revision. Staff worked with the applicant to assess the feasibility of further reducing the overall use and size of the proposed composite metal paneling. The applicant maintains that reduction of the overall size of the paneling is not feasible because it would expose internal structural roof components resulting in a poor design or require structural modification to the existing building, and reducing the overall use of the paneling would not allow them to meet corporate requirements imposed on Subaru dealership remodels.

Proposed Signage: The project includes replacement of existing sales building signage and a new on-site monument sign. A Sign Plan is included as Exhibit I, which contains a sign inventory identifying the location and dimensions of proposed signage. The table below outlines the on-site and building signage resulting from the proposed special use permit revision.

Sign	Elevation	Copy	Size (sf)	Height (ft)
Existing Pylon Sign	n/a	Subaru	90	25
N01	South	Subaru Logo	15.6	Wall Sign
N02	South	Subaru	34.2	Wall Sign
N03	South	Shingle Springs	14.2	Wall Sign
N04	East	Subaru Logo	5.03	Wall Sign
N05	East	Subaru	11.6	Wall Sign
N06	East	Service	15.5	Wall Sign
N09	Monument	Subaru Logo, Subaru	50.0	8
Existing Directional Signs	n/a	Directional Signage	8	4
Total Wall Signs			96.13	

The proposed project signage complies with the provisions of the County Sign Ordinance (Chapter 130.16). The project would result in approximately 96.13 square feet of proposed wall signage and one additional 50 square foot freestanding monument sign. The existing pylon sign and directional signage would remain unchanged. The proposed wall sign and monument sign areas conform to the allowances outlined in Table 130.16.070.1.B (Exhibit M) including 100 square-foot max sign area for building-attached signs and 50 square feet for the freestanding monument sign.

Site Improvements: The project would include modification of an existing landscaping area resulting in a new planter with some small shrubs to match adjacent planters and a small area of synthetic turf (Exhibit L). The modification would include the paving of an approximately 4,012 square-foot area allowing for the addition of 17 new on-site parking stalls.

Environmental Review: Staff has determined that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 and 15311(b). The project consists of minor alterations of an existing structure, replacement of on-premise signs, and minor site improvements to include construction of a small expansion to the existing parking lot. 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 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, General Plan 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 Sections 3.0 through 4.0, Zoning and Special Use Permit findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Number Map
Exhibit C.....General Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Photo
Exhibit F.....Existing Elevations
Exhibit G.....Site Plan, Sheet A1
Exhibit H-1.....Proposed Elevations Color, Sheet A3
Exhibit H-2.....Proposed Elevations, Sheet A3
Exhibit I.....Sign Plan (6 pages)
Exhibit J.....Color and Materials Board
Exhibit K.....Preliminary Grading Plan, Sheet C1
Exhibit L.....Improvement Plans, Sheet A1.1
Exhibit M.....Table 130.16.070.1.B of the County Sign Ordinance