

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



Agenda of: March 13, 2014
Staff: Tom Dougherty

PLANNED DEVELOPMENT

FILE NUMBER: PD13-0005/El Dorado Hills Body Shop

**APPLICANT/
PARCEL OWNER:** Finkelstein Rental Properties

AGENT: James O'Brien, Sisler and Sisler Construction, Inc.

REQUEST: Development plan to allow the construction of a one-story, 14,904 square foot concrete building to be utilized as an automobile body shop.

LOCATION: West side of Rossmore Lane approximately 325 feet northeast of the intersection with Vine Street in the Town Center East area of El Dorado Hills, Supervisorial District 1. (Exhibit A).

APN: 121-280-22 (Exhibit B)

ACREAGE: 1.91 acres

GENERAL PLAN: Adopted Plan (AP)-El Dorado Hills Specific Plan (Exhibit C)

ZONING: General Commercial-Planned Development (CG-PD) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Negative Declaration

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Planned Development PD13-0005, based on the Findings and subject to the Conditions of Approval.

STAFF ANALYSIS

Project Description: Development Plan to allow construction of a one-story, 38-foot tall, and 14,904 square foot concrete building to be utilized as an automobile body shop. The proposal also includes two monument signs 38 and 50 square feet in size, 16-foot tall outdoor pole lights, one trash enclosure, and associated parking and landscaping. The project is referred to as the El Dorado Hills Body Shop but the final name of the business has not been determined.

The project parcel is located within Village T of the El Dorado Hills Specific Plan, approved by the Board of Supervisors on July 18, 1988. Under the Plan, Village T was designated for commercial development. Parcels within this village were zoned General Commercial, with a Planned Development overlay that would provide a level of review ensuring consistency with the Specific Plan. The parcel was created by Tentative Parcel Map P03-0015, approved by the Planning Commission on September 22, 2005.

Site Description: The 1.91-acre parcel is located at approximately 700-foot elevation above sea level. The area of the proposed construction is currently a vacant lot with frontage on Rossmore Lane. The site is approximately 10 feet below the adjacent roadway grades. The parcel contains nonnative grasses and herbaceous plants typical of frequently disturbed sites. It has previously been graded. There are no trees or shrubs present.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CG-PD	EDH-SP	Vacant
North	CG-PD	EDH-SP	Lakehills Community Covenant Church
South	CG-PD	EDH-SP	Vacant
East	CG-PD	EDH-SP	Vacant
West	CG-PD	EDH-SP	Vacant and Town Center East

Project Issues: The primary issues with this project are aesthetics, and noise. Other discussion items include air quality, traffic/circulation, building elevations/materials, fire protection, grading and drainage; landscaping, land use compatibility, lighting; parking; signs, noise, and sewage disposal and water. The following sections are summaries of the more detailed analysis' contained in the Proposed Negative Declaration and Initial Study.

Primary Issues

Aesthetics: The site is surrounded by developed or vacant commercial land. The project design, proposed construction materials, and colors of the physical elements, were analyzed for consistency with the Community Design Guide and surrounding commercial businesses. The project is substantially consistent with the design of other commercial projects that have been approved within the Town Center East area. Additionally, conditions of approval are recommended to assure the rooftop mechanical equipment would be shielded from views by parapet walls, landscaping meets County standards, and outdoor lighting conforms to proposed plans and County standards.

The proposed retaining wall and drop in grade on the north and west sides, as well as the proposed landscaping would buffer views into the project grade-level components, leaving primarily the top portion of the building in view. That building has no windows on the south and west sides, and unlighted wall signs on just the north and south sides. Vines would grow on the concrete walls for further blending/buffering. The two monument signs would be consistent with the designs of other monument signs in the south El Dorado Hills area.

Noise: The project includes potential noise sources associated with the body shop activities which would typically include pneumatic tool operation, air compressors, car movements (on and off lifts), amplified music, voices, and general work with hand tools. Proposed hours of operation for the automobile body shop are anticipated to be Monday through Friday from 7:30 am to 5:30 pm, and Saturday from 8:00 am to 1:00 pm, therefore, daytime noise standards included in General Plan Table 6.2 would apply. An El Dorado Hills Body Shop Acoustical Analysis was submitted in order to estimate noise levels associated with project operations. The Analysis determined the project would not adversely affect noise-sensitive receptors in the vicinity. Short-term and long-term impacts would not be anticipated to a significant issue.

Other Issues

Air Quality: The El Dorado County Guide to Air Quality Assessment (CEQA Guide; El Dorado County 2002) was used to evaluate the proposed commercial development. The Analysis determined that there would be potential short-term impacts during construction and long-term impacts during operations. The El Dorado County Air Quality Management District recommended conditions of approval to ensure AQMD air quality rules are implemented for the project. With conditions, the project would be compliant with District standards for air quality. Air Quality is discussed in more detail in the Air Quality section of the draft Negative Declaration and Initial Study.

Traffic/Circulation: The project proposes two new encroachments onto Rossmore Lane, a private road. Encroachment and other frontage improvements, and the payment of TIM fees, satisfy the General Plan and design requirements to ensure safe ingress and egress and maintain LOS standards at all applicable roadways and intersections.

The Transportation Division is requiring sidewalks along the frontage for pedestrian circulation connections within the commercial areas. This will complete the Rossmore Lane sidewalks on both sides.

Building Elevations/Materials: The body shop, office area, and parts room would be housed in a single-story 14,904 square foot concrete-walled building. There will be two restrooms for public use and two for employees located in the northern portion of the building. This portion would have a gabled, anodized metal roof, silver/gray in color. Wood shutters are proposed as accents for the gabled portion, with wooden ornamental barn doors to be accents on the east side of the building along Rossmore Lane. The southern portion of the building containing the service bays would have a flat roof with a parapet surround. The exterior walls would be cement stucco painted in earth tones with colored accents, and to be covered with Boston ivy vines. The west side would include six metal roll-up doors, and the southern side would have one. There would be no windows on the west and south sides.

On the flat roof portion of the building, there would be HVAC units towards the north end that will serve the office area. There would also be evaporative coolers for the shop area. The paint booths also have some mechanical equipment and vents. One would be located in the southwest corner of the building. The other is located in the southeast corner of the building. The parapet should be four to five feet above the roof plane around the perimeter of the flat roof. A condition of approval has been recommended requiring that all roof top equipment be shielded from ground views.

The trash enclosure would be constructed of concrete masonry units painted to match the adjacent building and would have a steel gate painted to match the enclosure.

The retaining walls along the western and northern ends of the development would be constructed of stacked, split-faced cement modular units (CMUs) stained in a tan earth tone.

Fire Protection: Policy 5.7.1.1 requires that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development. The El Dorado Hills Fire Department is recommending that the water system provide a minimum fire flow of 1,625 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. Additionally, the Fire Department requires that the applicants install fire hydrants at 300-foot intervals.

Policy 6.2.3.2 requires that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area. The Fire Department requires fire apparatus access to within 150 feet of all portions of the exterior walls of the building. Fire access is required to be capable of supporting fire apparatus weighing at least 40,000 pounds. The project, as designed, meets these requirements.

Grading and Drainage: All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado - Grading, Erosion, and Sediment Control Ordinance. The development plans for the proposed buildings would also be required to implement the Uniform

Building Code Seismic construction standards. The site has been graded in the past and is higher in elevation on the north and west sides. Site development would require the import of 1,120 cubic yards of soil.

The post-project drainage would be handled by an underground storm drain system and drainage volumes would be required to be substantially the same pre and post project. Storm drainage from the site would join the storm drainage system in Rossmore Lane.

Landscaping: County Code requires the use of landscaping to buffer commercial parking areas from adjoining streets and as screening from residential land uses. As shown on the landscaping plan in Exhibit I, the project would include landscaping buffers along the perimeters of parking areas and property boundaries. The majority of the proposed plants are listed in the El Dorado County Drought Resistant Plant List. There are trees proposed along the west, north, and south development area boundaries to buffer views of the project from those areas.

Lighting: Policy 2.8.1.1 directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings. The Site Lighting Photometric (Exhibit J), shows the project would include shielded wall lights, and the pole lights would be less than 16-foot tall measured from ground level. The photometric analysis demonstrates that the project would not create significant amounts of light outside of the parcel boundaries. A condition of approval is recommended to assure that the lights are compliant with Section 17.14.170 of the Zoning Ordinance, be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation, and that the pole lights do not exceed 16 feet tall. As proposed, the lighting plan would be compliant with this Policy.

Land Use Compatibility: Policy 2.2.5.21 directs that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses. There is a church located northeast of the project that is higher in elevation than the project parcel. The parking lot abuts the parcel but the closest church facility building is located approximately 350 feet from the proposed body shop. The landscape plan includes shrubs along the proposed retaining walls to buffer those views from the church parking lot into the project. The lights would be limited to a height of 16 feet and would be full cutoff fixtures that would prevent sky lighting and trespass horizontally off the parcel. The noise analysis has demonstrated that the noise would not exceed General Plan noise standards.

The building's architecture, materials, and colors would be consistent with those of other commercial businesses in Town Center East. As conditioned, there are no significant conflicts anticipated with any other existing or proposed commercial uses in the area.

Parking: For auto repair businesses, Zoning Ordinance Section 17.18.060 (7) requires one space for each 300 square feet of retail space and office area plus three spaces for each service bay. The office/retail section of the building measures 3,445 square feet which requires 12 spaces. Seven service stalls are proposed which would require 21 spaces for a total of 33 required spaces.

Of those 33 required spaces, two are be required to be accessible and one of those with van accessibility (Table 11B-6, 2010 California Building Code). The applicants are proposing 51 standard spaces, and two accessible spaces (one of those with van accessibility) which Planning has determined would be adequate for the project.

Section 17.18.080.C requires one 12 foot by 40 foot off-street loading space. The project includes that space, shown on the site plan.

Signage: The applicants have proposed two monument signs and two wall signs (Exhibit G.) None of the signs are proposed to be illuminated. The CG Zone District allows one 80 square-foot free-standing sign or two 50 square-foot signs. For a Planned Development, the signs shown on Sheet A-2 become the sign plan and are the only signs permitted without a revision to the approved Development Plan.

The total square footage of the monument signs are 38 (seven feet three inches tall) and 50 square feet (eight feet nine inches tall) respectively. The final location will be reviewed by DOT during the Building Permit process for any potential conflict with the required line-of-sight.

Wall signs are permitted by Zoning Ordinance Section 17.16.030, as long as the maximum allowable 20 percent of wall coverage is not exceeded. The north elevation wall sign is proposed to include nine-inch tall raised letters with no backing. The area it would cover is nine feet wide by two feet tall. The south elevation wall sign is proposed to include 24-inch tall raised letters with no backing. The area it would cover is 23 feet wide by five feet tall. Both comply with the size requirements.

Sewage Disposal and Water: The applicants propose to connect to existing water and sewer service from EID. The El Dorado Irrigation District Facility Improvement Letter dated November 15, 2013 reported there was adequate capacity in their existing facilities to serve the project, with District-approved extensions.

Public Comments: The El Dorado Hills Area Planning Advisory Committee reviewed the project at their January 8, 2014 meeting. APAC voted 4 to 0 to support the proposed project as presented. A copy of their letter is included as Exhibit L.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit N) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment therefore a Negative Declaration has been prepared and a Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations

ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee of \$2,181.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,181.25 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Designations Map
Exhibit D.....	Specific Plans Map
Exhibit E.....	Zoning Designations Map
Exhibit F.....	Site Plan, Sheet A-1; January 21, 2014
Exhibit G.....	Exterior Elevations: Building; Wall signs; Monument Signs; and Wall Signs, Sheet A-2; January 21, 2014
Exhibit H.....	Colored Elevations, Sheet A-4; November 20, 2013
Exhibit I.....	Preliminary Landscape Plan, Sheet L1; November 7, 2013
Exhibit J.....	Site Lighting Photometric, Sheet E-1.1; December 27, 2013
Exhibit K.....	El Dorado Hills Area Planning Advisory Committee Letter; January 9, 2014
Exhibits L-1, L-2.....	Site Visit Photos
Exhibits M-1, M-2.....	Aerial Photos
Exhibit N.....	Proposed Negative Declaration and Initial Study