

FINDINGS

Special Use Permit Revision S08-0025-R/Subaru Façade Remodel Planning Commission/June 23, 2016

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) in compliance with Sections 15301 and 15311(b) of the CEQA Guidelines that apply to the minor alteration of private structures, facilities, mechanical equipment involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and construction or replacement of minor structures accessory to existing commercial facilities including on-premise signs and small parking lots. 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.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division, Planning Services Department, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

According to Policy 2.2.1.2, the Commercial (C) designation is provides a full range of commercial retail, office and service uses to the residents, businesses, and visitors of El Dorado County. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. The designation is considered appropriate within Community Regions.

Rationale: The project parcel has a C General Plan land use designation and is located within a Shingle Springs Community Region. The site is currently developed with an existing automobile dealership. The project proposes to modify the existing structures and signage and construct related site improvements. The project is in compliance with General Plan Policy 2.2.1.2.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project proposes a façade remodel of the existing Subaru dealership sales building, revision to building signage, a new freestanding monument sign, and minor site improvements. Building modification would result in

a slightly more modern look to the existing on-site buildings, but the proposed design is not incompatible with commercial businesses in the project vicinity. The project is in compliance with General Plan Policy 2.2.5.21.

2.3 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was reviewed by County Transportation and Environmental Management Divisions, the El Dorado Irrigation District (EID), and the El Dorado County Fire Protection District for adequate public services and utility capacity. No additional requirements were identified by these agencies. No new or expanded utilities would be required. The project is in compliance with General Plan Policy 5.1.2.1.

2.4 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The El Dorado County Fire Protection District and EID were given the opportunity to comment and provided no additional requirements regarding the quantity and quality of all uses, including supply for fire protection. The project is in compliance with General Plan Policy 5.2.1.2.

2.5 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was reviewed by the County Transportation Division and the El Dorado County Fire Protection District for adequate private vehicle access, circulation, and evacuation, and to ensure emergency vehicle access to the site. No additional requirements were identified by these agencies. The project does not result in a change to existing access and circulation for private and emergency vehicles. The project is in compliance with General Plan Policy 6.2.3.2.

2.6 The project is consistent with General Plan Policy 6.5.1.7.

Policy 6.5.1.7, Noise Standards, require that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.

Rationale: Special Use Permit S85-47 incorporated specific conditions of approval regarding noise (See Conditions of Approval 10 and 11) that have been carried forward to this project. No noise related issues or concerns have been identified from the existing dealership operation. The project would not result in any additional noise, other than temporary construction noise, above what currently exists today. The project is in compliance with General Plan Policy 6.5.1.7.

2.7 **The project is consistent with General Plan Policy 10.1.5.1.**

This policy seeks to assist industries to remain, expand, or to locate in El Dorado County.

Rationale: The project allows a façade remodel and revised signage to an existing automobile dealership that is highly visible from U.S Highway 50. The project would result in an aesthetically pleasing design and would allow the existing automobile dealership to update and re-brand the site while continuing to serve the residents of El Dorado County and the greater Sacramento Region. The project is in compliance with General Plan Policy 10.1.5.1.

2.8 **The project is consistent with General Plan Policy 10.1.5.5.**

This policy seeks to recognize and promote the need to create greater opportunities for El Dorado County residents to satisfy retail shopping demands in El Dorado County.

Rationale: The project allows a façade remodel and revised signage to an existing automobile dealership that is highly visible from U.S Highway 50. The project would also result in a minor expansion to the parking lot area allowing for more vehicles to be available on-site. The project enhances an existing retail shopping opportunity in an area defined as a Community Region by the General Plan, on land with an existing Commercial General Plan land use designation. The project is compliance with General Plan Policy 10.1.5.5.

3.0 **ZONING FINDINGS**

3.1 **The project is consistent with Title 130.**

The project site is zoned Regional Commercial (CR). The project has been analyzed in accordance with, but not limited to, Zoning Ordinance Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones); Table 130.22.030 (Commercial Zones Development Standards) for minimum lot size, minimum lot width, setbacks, maximum building height, and floor area ratio; Chapter 130.16 (Signs) for compliance

with the Sign Ordinance; and Chapter 130.35 (Parking and Loading) and the Community Design Standards for Parking and Loading.

Rationale: The project, as proposed and conditioned, conforms with the provisions of the Zoning Ordinance because the project is allowed with a special use permit in the CR Zone; the project is consistent with the development standards identified for the CR Zone; the regulations regarding exempt signs with limitations, permanent on-site building-attached and freestanding signs, and the sign development and design standards within Table 130.16.070.1b (Community Region Area Signage Standards for Permanent On-Site Signs) of the County Sign Ordinance; and Chapter 130.35 and the increases and decreases in requirements section of the Parking and Loading Standards within the adopted Community Design Standards.

4.0 SPECIAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

Rationale: As discussed above in Section 2.0 General Plan Findings, the special use permit revision complies with the applicable policies and requirements in the El Dorado County General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Rationale: The proposed special use permit revision has been found to comply with the requirements of Chapter 130.52.021, Conditional Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, or injurious to the neighborhood, based on the analysis contained in the staff report.

4.3 The proposed use is specifically permitted by Special Use Permit.

Rationale: As discussed in Section 3.1 above, the existing use is specifically permitted in accordance with Zoning Ordinance Table 130.22.020 subject to approval of a special use permit. The automobile dealership was established through Special Use Permit S85-47 and has continually remained in operation. The applicant has submitted an application with the Development Service Division, Planning Services for revision to the exiting special use permit.

5.0 DESIGN REVIEW FINDINGS

5.1 The project is consistent with the Community Design Guidelines.

Due to the project site's close proximity and visibility from U.S. Highway 50, a condition of approval placed on the original project approval requires that any expansion of the structures or use be analyzed through the design review process.

Rationale: Though the project would not substantially expand the current structure or use, because of the close proximity and visibility of the project to U.S. Highway 50 and in accordance with condition of approval number 21 of Special Use Permit S85-47 (condition of approval number 17 of this staff report), this special use permit revision request analysis also includes a design review of the proposed building modifications, signage revisions, and site improvements. The project design, architectural treatments, and associated improvements substantially conform to the El Dorado County Community Design Guide and would not substantially detract from the intent of commercial development within the Shingle Springs Community Region.