

PC 6/14/12

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(2 pages)

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June 13, 2012

Dave Pratt, Chairman  
El Dorado County Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667

RECEIVED  
PLANNING DEPARTMENT  
12 JUN 14 AM 7:53

Re: Kniesel; SUP Modification

Dear Chairman Pratt:

This office represents Kniesel's Auto Collision Centers, the above referenced applicant. Kniesel's are seeking a modification of their Special Use Permit to delete the requirement to construct a sidewalk along Crossroads, an adjacent roadway. On behalf of the applicant, I would offer the following:

1. The property has already complied with General Plan requirements by constructing a sidewalk along the west side of Crossroads.

When the property was developed as a Planned Development to allow the Sports Central facility in 1996, the development was conditioned upon the construction of road improvements on Crossroads to Standard 101A which includes sidewalks. Accordingly, a sidewalk was constructed. As a result, this property has already met its obligations.

2. The Kniesels entitlement bears no relationship to the requisite improvements. The property accesses off of Wild Chaparral. There are no impacts to Crossroads. In reviewing the environmental analysis of the Sports Central project, it was noted that the building was to be placed on the eastern portion of the project site, thus eliminating all impacts to Crossroads. The traffic analysis for the Kniesel project reflected that such traffic impacts would be reduced from those of the earlier project. Accordingly, the

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impacts to Crossroads from the Sports Central project were insignificant and the impacts from the Kniesel project even less.

3. The Kniesel project does not front on Crossroads.

The Department of Transportation's policy dictates that improvements are required along property frontage. It is acknowledged that the Kniesel property is a corner parcel; nevertheless, it is accessed only along Wild Chaparral, which has already been improved. Even if one assumes some relationship between the use of the subject property and Crossroads, as noted above, the property has already put in its share of improvements on Crossroads.

4. Deletion of the sidewalk improvement would not violate the General Plan.

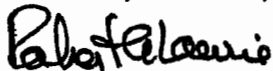
The Staff Report cites General Policy Tc-4i which requires the utilization of pedestrian and bike paths to connect with adjacent development. This requirement has already been met by the construction of the sidewalk on the west side of Crossroads.

In addition, staff has cited General Plan policy Tc-5b which mandates curbs and sidewalks on all commercial subdivisions. This is not a commercial subdivision. This General Plan policy does not apply.

For the reasons stated above, it is respectfully requested that the request to delete the sidewalk requirement be granted.

Thank you for your consideration.

Sincerely,  
BECKER, RUNKLE, LAURIE, MAHONEY & DAY



Robert A. Laurie

RAL/np