

City Manager's Report
November 27, 2018 City Council Meeting
Prepared By: Andrew Painter, City Planner



Item#: 11.1

Subject: Consideration of Planning Commission recommendations for General Plan Amendment (GPA) 18-01, Conditional Use Permit (CUP) 18-01, and Site Plan Review (SPR) 18-02 for Niemann's Auto Touch located at 136 Forni Road; to:

1. Adopt Resolution No. _____ adopting Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Plan and approving GPA 18-01; and
2. Make findings and approve CUP 18-01, and
3. Make findings and approve SPR 18-02.

Discussion: On November 6, 2018, the Planning Commission considered, made findings, and then made the recommendation to City Council to approve the subject applicant-initiated requests.

Request Summary: Approve a text amendment to the Commercial (C) land use designation within Part I. Land Use / Circulation Diagrams and Standards of the General Plan Policy Document, removing language that excludes auto sales and services as allowable uses within the Commercial designation. Approve a conditional use permit to operate an auto service detailing facility, a conditional use within the Commercial Zone on the 136 Forni Road site. Approve site plan review for site grading and the construction of a 5,818 square-foot, single-story, automobile detailing shop facility metal building, with attached 1,455 square foot covered vehicle wash station, along with site improvements including rockery retaining walls, landscaping, on-site storm water detention and treatment facilities, a sand-oil separator, and paved surfacing.

A detailed description and analysis of the requests and Planning Commission action are provided as follows:

- a. Planning Commission Staff Report (Exhibit A-1) and Applicant Submittal Package (Exhibit A-2);
- b. Draft November 6, 2018 Planning Commission Regular Meeting Minutes (Exhibit B);
- c. Initial Study/Mitigated Negative Declaration for the request at 136 Forni Road – GPA 18-01, CUP 18-01, SPR 18-02 – Niemann's Auto Touch (Exhibit C), and
- d. City Council Resolution No. ____ approving Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Plan for GPA 18-01, CUP 18-01, SPR 18-02 – Niemann's Auto Touch, and approving the amendment to Part I. General Plan Land Use/Circulation Diagrams And Standards of the General Plan Policy Document (Exhibit D).

Options:

1. Approve the requests as recommended by the Planning Commission and staff.
2. Table discussion of the Mitigated Negative Declaration, Resolution, Conditional Use Permit and Site Plan Review applications, and provide direction to staff and/or the applicant to revise said application for consideration by the City Council.
3. Do not introduce and/or adopt the Mitigated Negative Declaration and/or Resolution; direct staff to prepare and return to Council with findings and draft Resolution to deny the applicant-initiated request.

Cost: Negligible upfront costs associated with generating copies of the documents for Council consideration, public notice mailing, Mountain Democrat public notice and duplication of publications.

Budget Impact: None.

Recommendation: Consideration of Planning Commission recommendations of General Plan Amendment (GPA) 18-01, Conditional Use Permit (CUP) 18-01, and Site Plan Review (SPR) 18-02 for Niemann’s Auto Touch located at 136 Forni Road; to:


1. Approve Resolution No. ____ adopting Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Plan and approving GPA 18-01 by; and
2. Make findings and approve CUP 18-01; and
3. Make findings and approve SPR 18-02.



 M. Cleve Morris, City Manager



 Pierre Rivas, Development Services Director



 Andrew Painter, City Planner

Exhibits:

- A. Planning Commission Staff Report (A-1) and Applicant Submittal Package (A-2)
- B. Draft November 6, 2018 Planning Commission Regular Meeting Minutes
- C. Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Plan for Niemann’s Auto Touch located at 136 Forni Road – GPA 18-01, CUP 18-01, SPR 18-02 –
- D. Resolution No. _____ approving Initial Study/Mitigated Negative Declaration Niemann’s Auto Touch located at 136 Forni Road - GPA 18-01, CUP 18-01, SPR 18-02, and approving the amendment to Part I. General Plan Land Use/Circulation Diagrams And Standards of the General Plan Policy Document