



*"Placerville, a Unique Historical Past Forging into a Golden Future"*

## Planning Commission Staff Report

**Meeting Date:** June 15, 2021

**Prepared By:** Andrew Painter, City Planner

### Item 6: 150 Placerville Drive – Conditional Use Permit (CUP) 90-13-R: KWIK SERV

Request to amend CUP90-13 to permit the outdoor display and rental of trucks on the site of an existing convenience market, with gas pumps and carwash.

**Summary Recommendation:** Approve the request with conditions.

#### Project Data:

*Applicants:* Namath Kandahari, Elements Petroleum, Inc.

*Property Owner:* Balkar Singh

*Location:* 150 Placerville Drive APN: 325-120-054

#### General Plan

*Designation:* Commercial

*Zoning:* Commercial Zone (C)

**Figure 1. Site Location**



**Project Description:** Applicant Namath Kandahari, Elements Petroleum, requests approval to revise/amend Conditional Use Permit 90-13 to allow the display and rental of up to four U-Haul moving trucks within an portion of the northwest corner of a site containing a Kwik Serv branded gas and convenience market on Placerville Drive. The use would operate as a pick-up and drop-off location for the U-Haul trucks. Customers would utilize a telephone/computer application (app) to arrange and to initiate rental contracts via the internet. No rental of U-Haul trailers or other equipment would be offered. No maintenance of rental vehicles would occur on the site.

Applicant Submittal Package (Attachment A) includes a site plan showing the proposed truck display location within the site. Applicant photos of the truck display area are provided as Figure 2.

**Figure 2. Applicant Photos of Proposed Truck Rental Display Area**



**City Code Authority For Application:**

- Section 10-5-15(C)5: Auto rental is a conditional auto service use within the Commercial Zone;
- Section 10-3-3: Conditional Use Permits (CUP): Certain uses may be permitted in zones in which they are not otherwise outright permitted in the Zoning Ordinance, where such uses are deemed essential or desirable to the public convenience or welfare, are in harmony with the various elements or objectives of the General Plan, and are not detrimental to surrounding property. The Planning Commission is charged with acting on all applications for conditional uses;
- Section 10-3-6: Conditional Use Permit Procedure: requires the submittal of City application, fee, and filing requirements. The request, CUP90-13-R, involves amending CUP90-13 to allow the outdoor display and rental of vehicles onsite.

**Site Description and Entitlement History:** The site is approximately 0.5-acre acres in size. It is located along at the northeast corner of the intersection of Armory Drive and Placerville Drive, east of the El Dorado County Fairgrounds, and adjacent to the Raley's business.

Within the site is an approximate 2,440-square foot convenience store and carwash building, paved driveway and parking area, exterior lighting, drainage system, street frontage improvements of curb, gutter and sidewalk, landscaping, and signage, that were approved and constructed in 1991 under the Planning Commission's approval of Site Plan Review (SPR) 90-11 and CUP90-13 for a Shell convenience store with carwash and fuel pumps. An amendment to SPR90-11 was authorized in 2004 by City Council on appeal, involving a re-image and a new sign plan for the Shell branded facility.

During February 2021, the Planning Commission conditional approved a major change amendment for the site with the re-image and a new sign plan to a Kwik Serve branded facility under SPR90-11-R2. A component of this approval requires the applicant return to the Planning Commission within 60-days with a landscape plan for Commission consideration. Staff has had discussions with Mr. Kandahari, the Kwik Serv business owner, and their representative Kris Martin, about the landscape plan submittal. Based on this discussion, staff anticipated that the landscape plan would be submitted in time for this Commission meeting but this did not occur.

**Surrounding Uses:** Commercial uses are located north and west of the project site; south of the site is the Veteran's Memorial building; east of the site is the El Dorado Fairgrounds.

**Environmental Review:** Categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines, in that the project involves a negligible expansion to an existing retail service business use offerings.

**Public Notice:** The project was noticed for Planning Commission consideration on May 28, 2021. No public comments were received.

**Staff Analysis:** The proposed use was determined by staff to be auto related service use. Auto service uses are conditional uses under City Code Section 10-5-15(C), the Commercial Zone (C). The request is before the Planning Commission due to a code enforcement investigation for operating a vehicle rental business without a conditional use permit.

#### U-Haul Website

According to the [www.uhaul.com/Truck-Rentals/](http://www.uhaul.com/Truck-Rentals/) website, U-Haul offers a range of truck sizes based on the length of the inside dimension of the cargo area. The website describes these as, "10' truck," "15' truck," "17' truck," "20' truck," and a "26' truck." Each of these truck sizes has an approximate outside dimension width of 8'.

Overall lengths (cargo area and cab/hood/motor) for these truck sizes, where provided, are as follows:

10' truck:	19' 11"
15' truck:	22' 6"
17' truck:	22' 11"
20' truck:	no overall length provided
26' truck:	no overall length provided

Truck cab/hood/motor lengths are variable among truck manufacturers, with Ford and Chevrolet for example between 10' to 11'. In the event the site would display a 20' or 26' truck then the overall length would be expected between 30' to 36'.

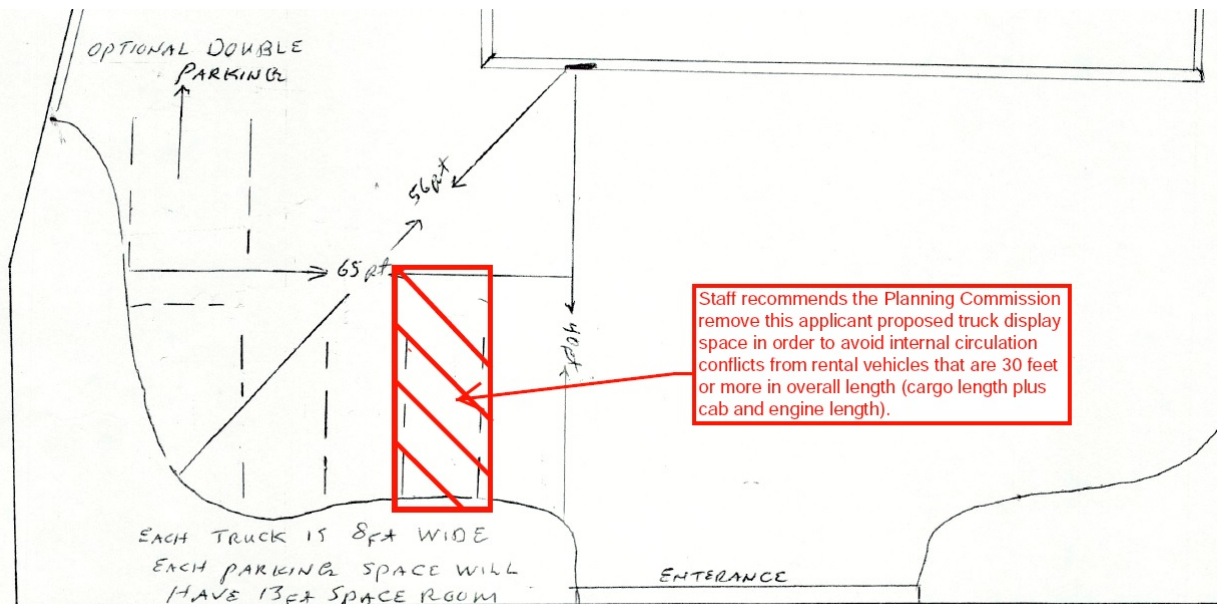
The display truck rental area is proposed near the northwest corner of the 0.5 acre site. This area is bounded by landscaping on two sides. Staff has concern that a display of a truck at the potential 30' to 36' overall length in the space indicated, which is closest to the gas pump island, may result in impacts to customer vehicle circulation within this area of the site. This issue can be mitigated by reducing the display area requested by the Applicant, as shown in Figure 3, where staff has red-lined the Applicant's site plan.

Although the Applicant has not requested to post a sign for the U-Haul business service onsite, the City's Sign Regulations (City Code 10-4-17(G)b) would allow signage for this separate business occupancy. During the SPR90-11-R2: Kwik Serv approval in February 2021, it was determined that the maximum aggregate sign area for all uses within the site would be 120 square feet. Kwik Serv requested and was granted a sign area total of 93 square feet. Sign area for the U-Haul business use would be calculated based on the display area's business frontage. Based on the Applicant's site plan, and the restriction to the display area suggested by staff, it would appear the U-Haul display frontage would 24'. The maximum square foot sign allowance for this specific U-Haul use would be 48 square feet. However, due to the 120 square feet maximum for the site, any signage proposed by U-Haul would be limited the 27 square feet, calculated by subtracting from the 120 square feet maximum site allowance the 93 square feet authorized for Kwik Serve. Should the Commission approve the CUP90-13-R request, staff has conditioned the request to address any request by the Applicant for business signs for the U-Haul conditional use that a sign permit must be obtained in accordance with the City Code 10-4-17 from the Development Services Department.

The retention and expansion of commercial businesses already located in Placerville to meet the needs of residents and visitors is a General Plan goal and policy (Goal C & Policy 3, Land Use Element). This project appears to further this goal and policy, in that if authorized it would expand an existing business's operational offerings to the Placerville area public in a convenient commercially oriented and accessible location.

The use would not be detrimental to surrounding property. Display location, with the restriction recommended by staff, would allow for adequate customer and employee access and circulation within the site, as well as safe entry and exit to/from Placerville Drive. Furthermore, the rental display would not impact SPR90-11 landscaped areas.

**Figure 3. Staff Red-Lining Excerpt of Applicant Site Plan**



**Recommendation:** Based on Staff's analysis of the request, its review of applicable General Plan policy, and the City's Zoning Ordinance, staff recommends that the Planning Commission approve CUP90-13-R by taking the following actions:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings in support of the CUP90-13-R:
  - A. The project request involves the negligible expansion to an existing convenience market with gas pumps and carwash, to allow the outdoor display and the rental of trucks on an existing site; therefore it is categorically exempt from CEQA per Section 15301(a) of the CEQA Guidelines.

- B. The request would expand an existing business's operational offerings in a convenient commercially oriented and accessible location, desirable for the needs of Placerville area residents and visitors. The request therefore is consistent with Goal C and Policy 3 of the General Plan Land Use Element.
  - C. The 0.5 acre site would accommodate both the existing convenience market with gas pumps and carwash use and the outdoor display of and rental of trucks. The display location, as modified, allows for adequate customer and employee access and circulation within the site, as well as safe entry and exit to/from Placerville Drive. The request therefore would not be detrimental to surrounding property.
  - D. The request would not impact SPR90-11 landscape areas within the site.
- III. Approve CUP90-13-R, amending CUP90-13, authorizing the outdoor display of and rental of trucks located within the area of the 150 Placerville Drive, APN 325-120-054, subject to the conditions of approval provided as Attachment B.

#### Attachments

- A. Applicant Submittal Package
- B. Conditions of Approval for CUP90-13-R

**Attachment A.**  
**Applicant Submittal Package**

**Attachment B.****Conditions of Approval for CUP90-13-R**

1. CUP90-13-R shall be granted for the use as approved and conditioned by the Planning Commission. The project shall be in substantial conformance to the Applicant Submittal Package submitted on May 18, 2021 by Namath Kandahari, as modified by the Planning Commission as shown in Figure 3 of staff's June 15, 2021 Staff Report for CUP90-13-R. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
2. CUP90-13-R permit shall run with the land, i.e. shall apply only to the project site with address of 150 Placerville Drive, APN 325-120-054; it may not be transferred to another parcel.
3. A sign permit for any site/business identification signs for the CUP90-13-R use, authorized in accordance with the City Code 10-4-17, shall be applied for subject to review and approval by the Development Services Department.
4. All Conditions of Approval shall be in addition to those established under CUP90-13, and shall be incorporated as the Conditions of Approval for CUP90-13-R by reference.
5. CUP90-13-R shall become effective eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP9013-R shall not become effective until the granting of the permit is affirmed on appeal.