

PLANNING COMMISSION

Agenda Item No.: H.1
Date: June 12, 2012

CASE NUMBER: PHG 12-0009

APPLICANT: Carmax

LOCATION: 830 Dan Way and 850 Lenser Way (APNs 228-230-37 and -41)

TYPE OF PROJECT: Modification to a Precise Development Plan

PROJECT DESCRIPTION: A modification to a Precise Development Plan (PHG 08-0022) for Carmax to install a permanent, 800 SF outdoor metal canopy.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION PC-MU (Planned Commercial-Mixed Use)

ZONING: PD-C (Planned Development-Commercial)

BACKGROUND/SUMMARY OF ISSUES: A Master and Precise Plan previously was approved in 2008 to develop a Carmax automobile dealership on the 5.62-acre site, which includes an 8,150 SF showroom, 3,350 SF service building, 900 SF carwash building, outdoor inventory display spaces and customer/employee parking spaces. Carmax now is requesting to install an approximately 800 SF metal canopy structure to be used by employees as a shaded vehicle inspection and detail area. The structure would be placed towards the rear (northern) area of the site adjacent to the existing service building.

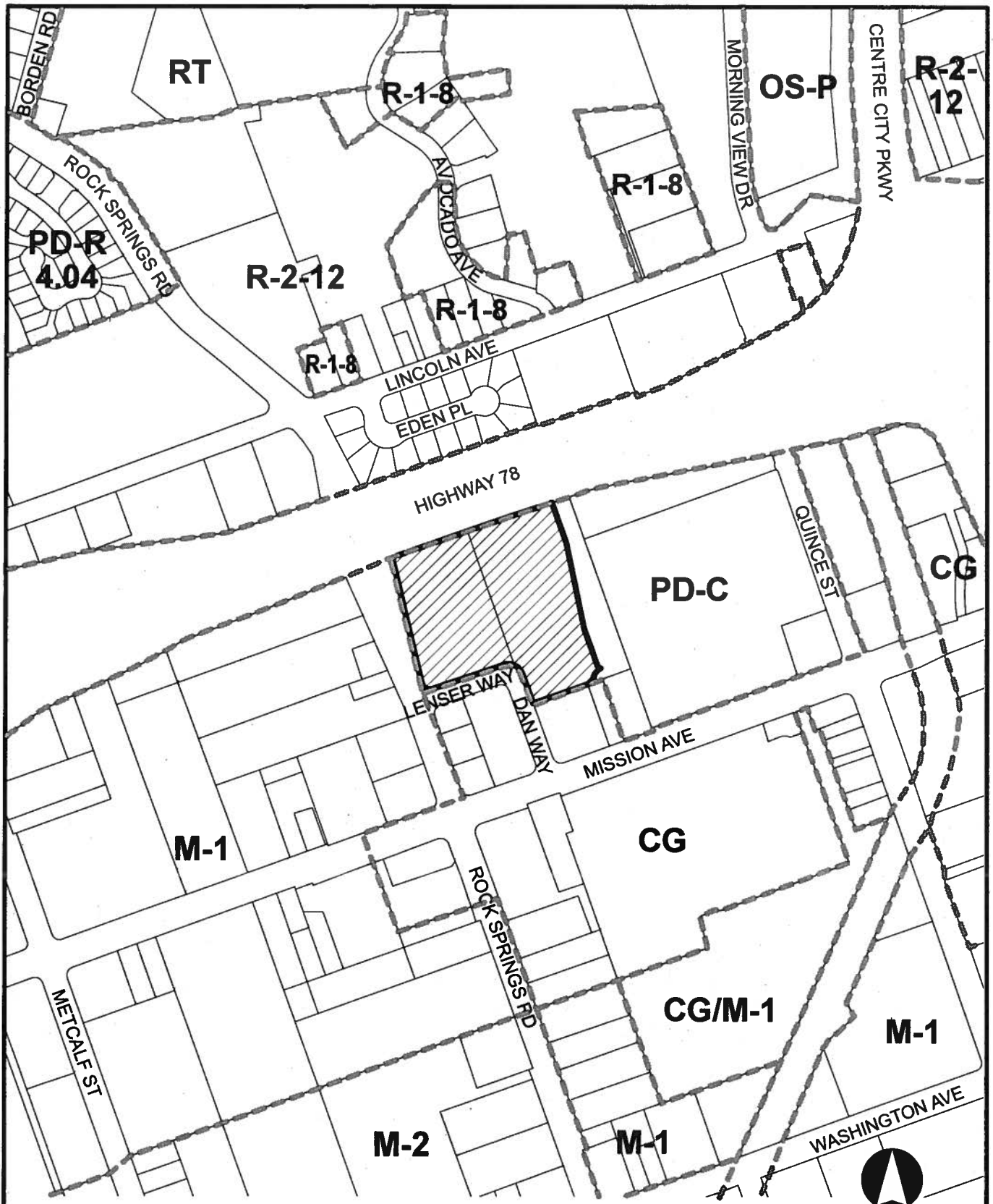
Staff has not identified any issues related to this proposal.

REASONS FOR STAFF RECOMMENDATION:

Staff feels the design and location of the proposed canopy is appropriate since it would be consistent with the design of other similar canopies located on the site and additional landscaping would be provided along the northern property boundary to provide appropriate screening.

Respectfully Submitted,


Jay Paul
Associate Planner

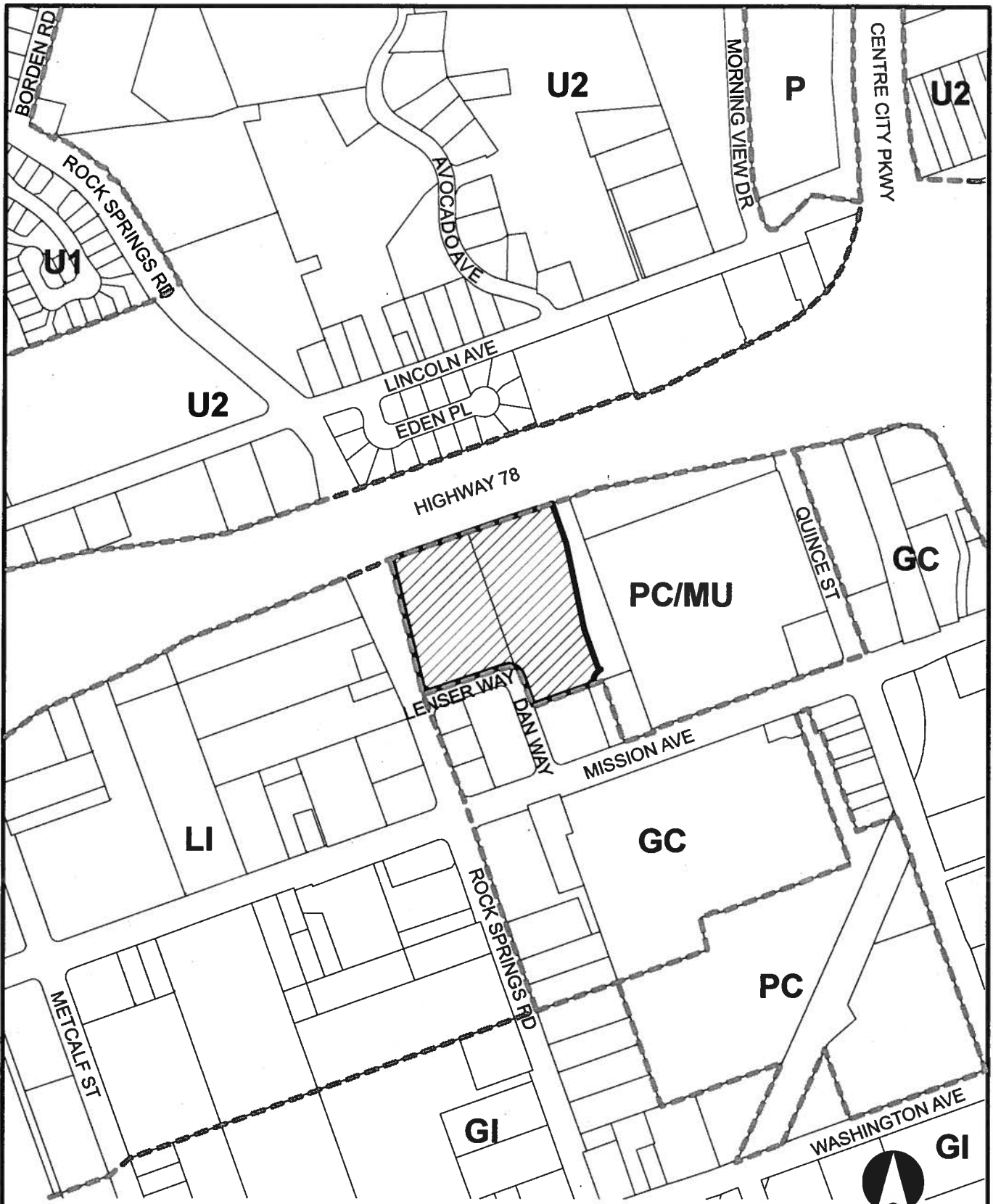


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**PROPOSED PROJECT
PHG 12-0009**



LOCATION/ZONING



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**PROPOSED PROJECT
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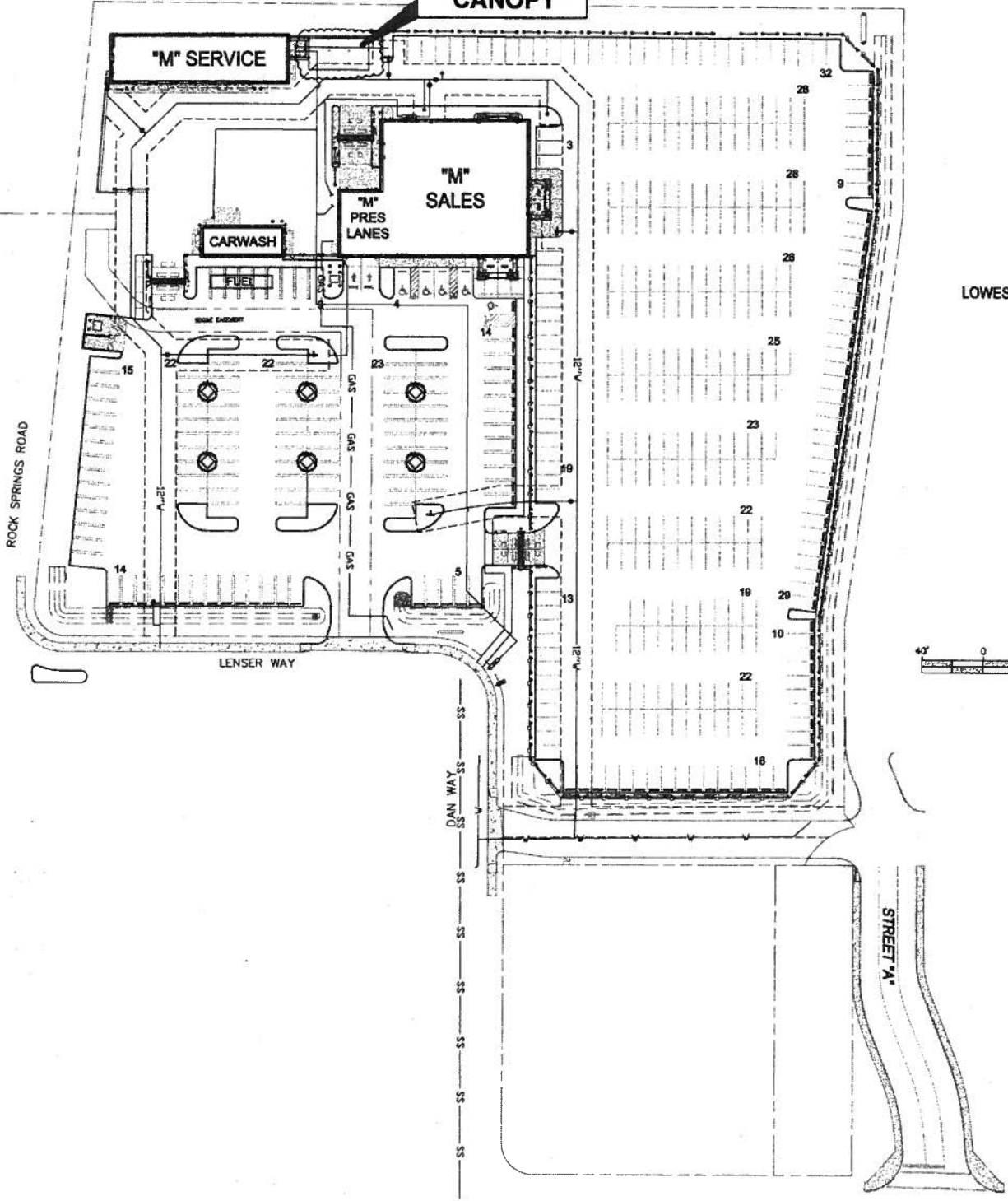


GENERAL PLAN

CARMAX - ESCONDIDO

PRELIMINARY / MASTER PLAN MODIFICATION

PROPOSED CANOPY



**PROPOSED PROJECT
PHG 12-0009**



SITE PLAN

PROPOSED CANOPY

1" SERVICE

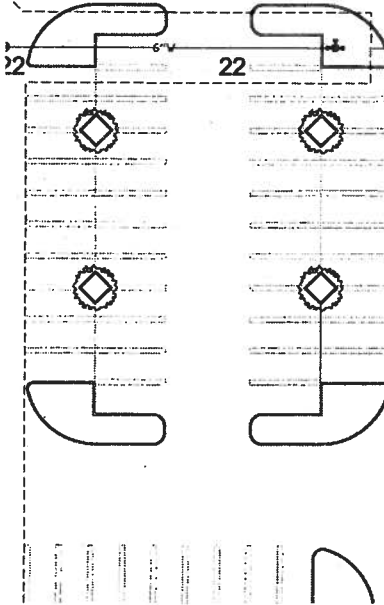
6" MASONRY WALL
CANOPY

CARWASH

FUEL

"M" PRES LANES
"M" SALES

SDG&E EASEMENT

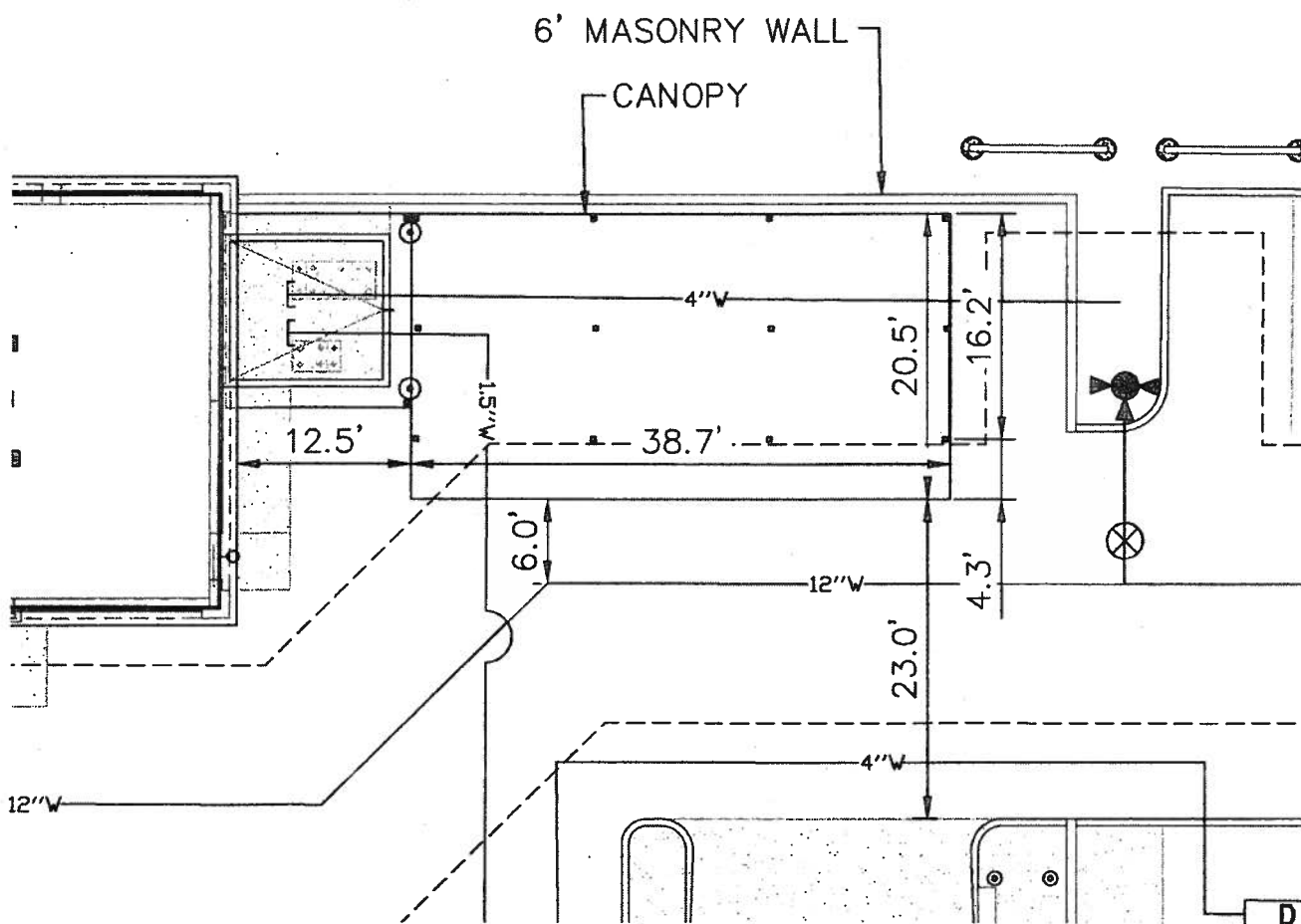


PLAN VIEW

**PROPOSED PROJECT
PHG 12-0009**



SITE PLAN



DETAIL VIEW

**PROPOSED PROJECT
PHG 12-0009**



SITE PLAN

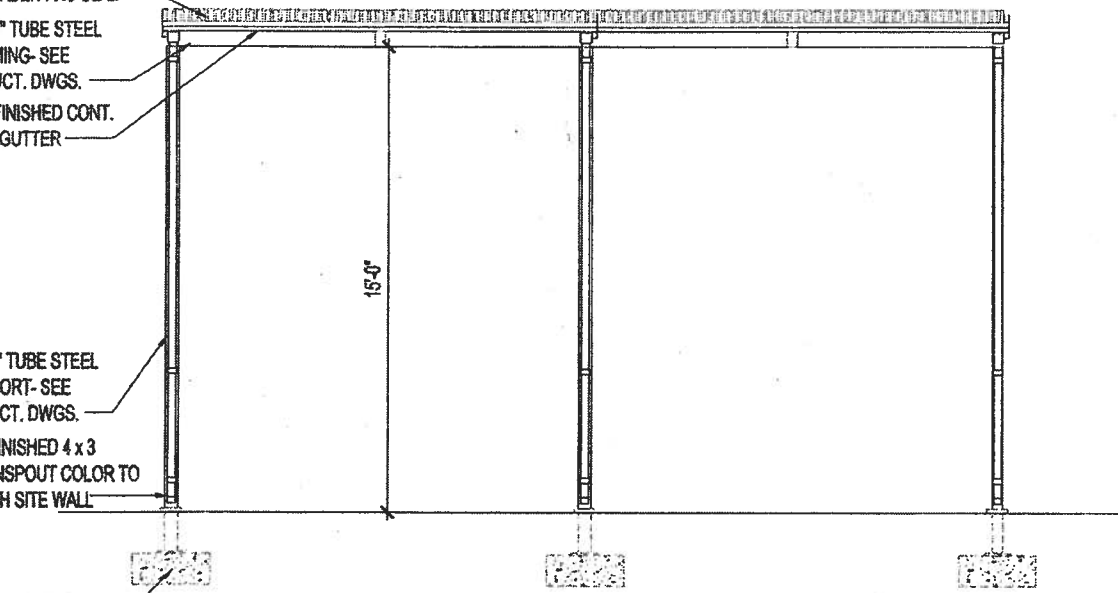
PREFINISHED STANDING SEAM METAL ROOF. COLOR TO MATCH "SIERRA TAN" BY PETERSEN PAC CLAD

NOTES:
1. EXPOSED STEEL COLOR TO MATCH SITE WALL
2. PROVIDE SPLASH BLOCK AT DOWNSPOUTS.

4" x 6" TUBE STEEL FRAMING- SEE STRUCT. DWGS.
PREFINISHED CONT. 4 x 6 GUTTER

5" x 5" TUBE STEEL SUPPORT- SEE STRUCT. DWGS.
PREFINISHED 4 x 3 DOWNSPOUT COLOR TO MATCH SITE WALL

CONC. FOOTING- SEE STRUCT. DWGS.



PREFINISHED STANDING SEAM METAL ROOF. COLOR TO MATCH "SIERRA TAN" BY PETERSEN PAC CLAD
1/4 FOOT SLOPE MAX.

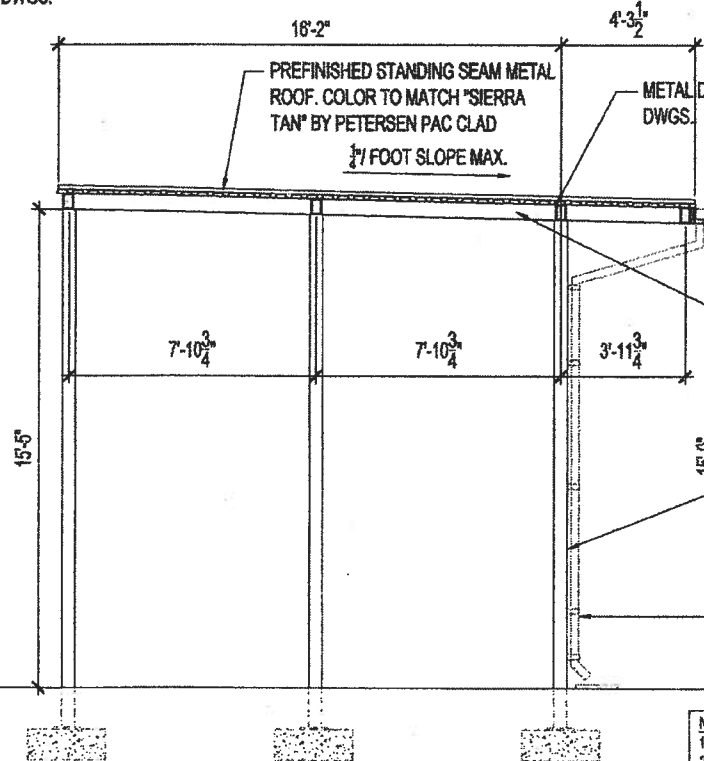
METAL DECK- SEE STRUCT. DWGS.

PREFINISHED CONT. 4 x 6 GUTTER

4" x 6" TUBE STEEL SUPPORT- SEE STRUCT. DWGS.

5" x 5" TUBE STEEL SUPPORT- SEE STRUCT. DWGS.

PREFINISHED 4 x 3 DOWNSPOUT COLOR TO MATCH SITE WALL



NOTES:
1. EXPOSED STEEL COLOR TO MATCH SITE WALL
2. PROVIDE SPLASH BLOCK AT DOWNSPOUTS.

ELEVATION VIEW

**PROPOSED PROJECT
PHG 12-0009**



ELEVATIONS

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: R-2-12 zoning (Light multi-family residential; 12 du/acre) / A variety of single and multi-family uses are located north of the site across Highway 78 (170 – 310 ft. R-O-W). The back/rear of the Carmax sales building, service building and carwash building are visible along the site's northern boundary. The vehicle display areas also are visible from the Highway 78 travel lanes, which are located approximately 75 feet to the closest building, and separated by landscaping and a six-foot high masonry wall and decorative wrought iron fencing.

SOUTH: CG zoning (General Commercial) / A convenience market and an auto parts store are located south of the Carmax facility across Lenser Way.

EAST: PD-C zoning (Planned Development-Commercial) / Lowes improvement center is located immediately east of the Carmax facility.

WEST: M1 zoning (Light Industrial) / A multi-tenant industrial building is located west across Rock Springs Road. Rock Springs Road rises approximately 5 – 23 feet in elevation above the site across the western boundary of the site and crosses over Highway 78 on the north.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department expressed no concern regarding the proposed project and their ability to serve the site.
2. Effect on Fire Service – The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The project is not anticipated to generate any additional vehicle trips since building square footage would not increase. The Engineering Department indicated the project would not have any impacts to existing traffic or circulation within the area.
4. Utilities – Water and sewer is available from existing mains in the adjoining streets or easements. The Engineering Department indicated the project would not result in a significant impact to public services or utilities.
5. Drainage – The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. In accordance with CEQA Section 15301 (Minor Alteration of Existing Facilities) the proposed project is exempt from environmental review. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.

D. GENERAL PLAN ANALYSIS:

The General Plan land-use designation for the site is PD-MU (Planned Development-Mixed Use) and also within the West Mission Avenue Overlay Zone. Goals and objectives were established for the Overlay Zone that center on "attracting major revenue producing retailers to a freeway-oriented commercial property." The Carmax establishment is consistent with the goals and objectives of the Overlay Zone by bolstering the economic conditions of the area and providing a stimulus for additional investment because it draws upon a customer base beyond the City's corporate boundaries, and the addition of Carmax to the city's inventory of vehicle dealerships provides diversity in the area of used automobiles.

E. PROJECT ANALYSIS

Appropriateness of the Proposed Canopy Design

Carmax has been in operation in the City for several years and provides a full range of automotive services to support their vehicle sales business, including an automated carwash, vehicle repair building and inspection of used vehicles. These activities are located within a secured and screened work area. Some of the detail work on the cars and inspection services is done within an outdoor area and several portable shade structures have been used to provide a shaded working area for employees. The proposed new shade structure would replace the smaller portable structures with a larger permanent structure that would provide a more efficient and larger working space. The canopy also would be designed and painted to match the other metal canopies located on the site. The inspection and detail operations would be screened from adjacent views to the north along Highway 78 by an existing six-foot-high masonry wall. The upper portions of the canopy would project above the wall and the project has been conditioned to provide additional trees along the northern property boundary within the existing landscape area to provide additional screening of the canopy and work area.

A 12-inch water line runs through the secured work area within a 20-foot-wide public utility easement. The canopy has been designed to place the support poles out of the easement area, but the roof cantilevers up to 4'-4" over the easement. In order to provide appropriate access for emergency vehicles and sufficient room for any necessary heavy equipment that might be needed to maintain the water line, the canopy is designed to provide a clearance of 15 feet above the easement, which has been recommended for approval by the Fire Department and Utilities Division. Carmax will need to enter into an agreement with the City regarding the easement encroachment. Should any repair to the water line require removal or cause damage to the canopy, the City would not be responsible for replacement or repairs.

Staff feels the design and location of the proposed canopy is appropriate since it would be consistent with the design of other similar canopies located on the site, would not be visible obtrusive as seen from Highway 78, and additional landscaping would be provided along the northern property boundary to provide appropriate screening.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject property is fairly level and is paved and developed with an existing auto dealership. There is no native vegetation or sensitive resources located on the site. Access is provided by Dan Way and Lenser Way (both non-classified commercial streets).

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Carmax site: 5.62 acres (two parcels)
2. Existing Building Size: 8,150 SF showroom
3,350 SF service building
940 SF carwash building
3. Proposed Canopy: 793.35 SF (38.7' x 20.5')
4. Canopy Height: 15' to 15'-5" underside of canopy height. Minimum 13'-5" clearance required for emergency vehicle access and to allow any maintenance within the utility easement.
5. Bldg. Materials: Tube steel supports and prefinished standing seam metal roof. Sierra Tan color to match existing buildings and site wall.
6. Setbacks:

<i>Proposed</i>	<i>CG Standard</i>
Rear (Hwy 78):	0'
Approx. 20' (same as Service Bldg.)	
7. Parking:

<i>Proposed</i>	<i>CG Standard</i>
132 customer (typ. 9' x 18')	Original project conditioned to provide min. 100 customer spaces.
324 vehicle inventory spaces	

The proposed canopy does not impact any parking spaces or require additional parking

EXHIBIT "A"
FINDINGS OF FACT
PHG 12-0009

Precise Plan Modification

1. The location and design of the proposed canopy is consistent with the goals and policies of the Escondido General Plan relating to Planned Developments since the site was approved for an auto dealership and the proposed project would support the ongoing operation of the use. The property also is within the West Mission Avenue Overlay Zone that focuses on "attracting major revenue producing retailers to the freeway-oriented commercial property." The Carmax establishment is consistent with the goals and objectives of the Overlay Zone bolstering the economic conditions of the area and providing a stimulus for additional investment because it will draw upon a customer base beyond the City's corporate boundaries, and the addition of Carmax to the city's inventory of vehicle dealerships provides diversity in the area of used automobiles.
2. The proposed development will be well integrated with its surrounding since the proposal involves a new freestanding canopy designed to match the existing canopies located throughout the site. The canopy has been designed and sited to avoid conflicts with the adjacent utility easement and to provide appropriate access for emergency vehicles. The site is suitable for the proposed use because the project would not require any extensive grading or result in any adverse impacts to surrounding uses or environmental resources. The project will not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, since the work area would be screened by an existing six-foot high masonry wall. Landscaping would provide additional screening of the area.
3. All vehicular traffic generated by the development would be accommodated safely and without causing undue congestion upon the adjoining streets, as indicated by the Engineering Department.
4. The proposed location and design allows the project site to continue to be adequately serviced by existing public facilities since City sewer and water service currently is provided to the site and will not be affected by this project.
5. The overall design of the proposed addition produces an attractive and efficient business environment that utilizes quality building materials, ample landscaping and adequate on-site parking.
6. The proposed Precise Plan modification shall have a beneficial effect by providing services needed/requested by city residents and the business community.
7. In accordance with CEQA Section 15301 (Minor Alteration of Existing Facilities) the proposed project is exempt from environmental review. The project would not result in any adverse impacts to the environmental. The project will have no effect on fish and wildlife resources as no habitat exists on site or within the project area that would support fish and wildlife resources. The site also does not contain any sensitive or protected habitat onsite.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 12-0009

General

1. This development shall be subject to all relevant conditions of the Carmax Master and Precise Plan (PHG 08-0022) approved for the project/site, except as modified herein.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Division, and Fire Department. Fire sprinklers shall be required, as determined by the Fire Department
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Planning Division. The support posts for the canopy shall not encroach into the existing 20-foot-wide utility easement. A minimum of 15 feet of clearance shall be provided where the canopy cantilevers over the utility easement, unless a modified clearance is approved by the Fire Department and Utilities Division. The cantilever portion of the canopy shall maintain an appropriate setback from the 12-inch water line, as determined by the Engineering Division and Public Works/Utilities Department.
8. A separate sign permit and building permit shall be required prior to the installation of any signs. All proposed signage shall be consistent with the Auto Park design criteria and the City of Escondido Sign Ordinance (Ord. 92-47) and shall be approved by the Auto Park Design Review Committee, prior to permit issuance.
9. All new utilities shall be underground.
10. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
11. Additional evergreen trees (min. three) shall be planted on the northern side of the perimeter wall (along the length of the new canopy) to fill in gap areas. The type, location and size of the trees shall be noted on the building plans. Trees shall be min. 15 gallon in size.
12. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the

County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

13. Prior to the issuance of building permits for the canopy, the applicant shall execute an encroachment agreement with the City for the proposed encroachment of the canopy into the public utility easement, to the satisfaction of the Director of Engineering Services and the City Attorney.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Vanessa Esquivel
P.O. Box 121750
San Diego, CA 92112-1750

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PHG 12-0009

Project Location - Specific: 830 Dan Way and 850 Lenser Way (APN 228-230-37 and -41).

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project: A modification to a Precise Development Plan (PHG 08-0022) for Carmax to install a permanent, 800 SF outdoor metal canopy at an existing auto dealership.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project

Name CarMax Auto Superstores (Jake Hertz rep.) Telephone (877) 736-9960

Address 1240 Bergen Parkway, Suite A-250 Evergreen, CO

Private entity School district Local public agency State agency Other special district

Exempt Status: Categorical Exemption. Section 15301, Class 1, "Existing Facilities."

Reasons why project is exempt:

1. The project site is completely disturbed and developed with an auto dealership and surrounded adjacent to commercial/industrial development on the east, west and south, and Highway 78 in the north. As described above, the project only involves the installation of a 800 SF metal canopy to the existing auto dealership.
2. The site is in an urban area where all public services and facilities are available to allow for the proposed use.
3. The project would not create any significant increase in vehicle trips, nor impact vehicular circulation on or around the site. Appropriate parking is provided on the site to accommodate all uses. The project would not result in the destruction of desirable natural features, nor be visibly obtrusive or disharmonious with surrounding areas. The site also does not contain any sensitive or protected habitat.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature:  June 5, 2012
Date

Signed by Lead Agency Date received for filing at OPR: N/A