

PROJECT DESCRIPTION: 106 BONNY KNOLL (1080 DOUGLAS BLVD)

PROJECT GOAL:

Our goal is to convert two of the three car wash bays into auto repair uses and add one bay (about 430 s.f.) as part of the existing auto repair use at 1080 Douglas Blvd. We also wish to obtain a CUP for the existing car wash.

Our goal includes a modification of the entire exterior of the existing building at 106 Bonny Knoll, with the addition of the new bay, to match the façade of the building facing Douglas Blvd.

We wish to do this, if possible, by operating the auto repair and car wash as a single operation, without combing the existing parcels.

EXISTING CONDITIONS AND PROPOSED CHANGES:

Uses and Ownership: The project site consists of 2 parcels (1080 Douglas Blvd and 106 Bonny Knoll). Both parcels contain 4,116 s.f. of existing building area and just over 2,000 s.f. of covered space. Both parcels are completely developed and are used for auto related services (car wash and auto repair). Both parcels have the same owner, Mr. George Yandolino. Mr. Yandolino has operated the existing businesses for many years and has established a reputation as a knowledgeable, trustworthy, and high-quality auto repair business in the community.

Proposed – the applications will modify the existing CUP to bring into conformity the existing car wash in 1 bay (375 SF) and allow new auto repair uses in the 2 existing bays (763 SF). The project will also add a 3rd bay for auto repair (375 SF). Another way to rephrase the project description is to say it will convert 1,163 SF of area from car wash use to auto repair use, legalize the existing car wash in Bay 1 (375 SF), and add 375 SF of new building area for auto repair (Bay 4).

Access and parking: In total, the project site has four driveway access points to adjacent streets (1 access onto Douglas Blvd and three access points to Bonny Knoll). Parcels 1 and 2 were legally created by a previous recorded parcel map. The parcel map provided an access alley between the two parcels and another access easement to Douglas Blvd. Adequate parking is presently provided for the existing auto repair use on Parcel 1, as required by the previously issued CUP. Adequate parking also exists for the car wash bays on Parcel 2 (4 spaces), but they will be restriped and provide for an ADA path of travel as may be required by code.

Existing Permits: The parcel located at 1080 Douglas Blvd. (Parcel 1) has a valid CUP and CUP Mod for auto repair uses. The parcel located at 106 Bonny Knoll (Parcel 2) has an existing car wash consisting of 3 bays. The building at 106 Bonny Knoll Rd. also has a mechanical room and bathroom. The car wash is presently considered a legal non-conforming use because it does not have a Conditional Use Permit to operate, but the use has been grandfathered in as a legal use preceding the current Zoning Ordinance.

Landscaping: Both parcels have existing landscape strips along the frontages of Douglas Blvd and Bonny Knoll. 2-3 new shade trees will be added to provide adequate shading for the parking area, in compliance with both the Water Efficient Landscape Ordinance and Zoning Code.

Storm Water Drainage: Both parcels are fully developed. No additional pavement or resurfacing is proposed. Further, the existing drainage system on site, as shown in the Storm Drainage Exhibit, already provides drainage to each bay and the proposed bay using an oil-sand separator – no improvements or additions to the existing system appear to be needed for the uses as proposed.

Site Improvements: All dry and wet utilities are available and extended to both site and the existing buildings, which are in an urban infill area. Also, no new paved surfaces are proposed. As such, no new connection fees are expected because all existing connections are appropriately sized. Landscaping is existing, but new trees will be provided to meet the shading requirements for newly designated parking spaces.

The site has transit services available along the street frontage of Douglas Blvd.

Noise: Noise levels along Bonny Knoll Rd. are typical for both and are that contains residential and commercial uses. Noise levels measured on February 5, 2021 at 3:35 p.m. (a clear day) varied from 26 DB to 70 DB and an average sound level of 43.1 DB.

Noise levels from the self-serve car wash will be greatly reduced because the vacuums which existed along the road frontage were recently removed to facilitate the auto repair uses. Also, the self-serve car wash was open 24 hours, but hours have recently been curtailed to facilitate the proposed auto repair uses; the remaining car wash in Bay 1 is for use by employees only during normal business hours.

Noise in the City's General Plan and current municipal code are considered from both transportation sources and individual noise sources. The General Plan indicates noise levels due to transportation sources are 70 dB Ldn in the project area, primarily due the area's proximity to I-80 and Douglas Blvd. As noted above, noise levels measured for limited time periods at the site varied from 26 dB to 70 dB. Individual occurrences of noise will be greatly reduced with the removal of the self-serve car wash in two existing bays, and with the removal of related equipment along frontage of Bonny Knoll Rd.

The project will have hours of operation from 8 a.m. to 6 p.m. Monday through Saturday;

Today's modern auto repair businesses have quieter operations because the older air tools have been mostly replaced with electric hand tools (ratchet wrench, lifts). It is estimated that 10% of the tools used for the auto repair operation will rely upon air compression, while 90% of other power tools will be electrically operated. Auto repair air compression tools can generate individual noise levels as high as 105 dB according to equipment manufacturers and regulating authority information charts (e.g. OSHA).

As shown in the Noise Exhibit for the project site, simple distance separation between uses reduces noise levels at the site by more than 40 dB. Individual noise levels would not be expected to exceed 65 dB to the nearest noise sensitive land use in the worst case, unattenuated. Further, air compressors and other mechanical equipment for the proposed use will be placed inside a sound proofed room surround on three side with a block wall (4th side will have an access door to an inside room), and HVAC equipment will either be roof mounted or placed behind the building. Roof mounted equipment will be behind a parapet wall along the front of the building insuring that no sound will have a potential negative impact upon the nearest residential uses.

Moreover, these types of uses were considered and are consistent with the General Plan EIR recently adopted. The site is located within a 70 dB Ldn noise contour level as a base for existing and future noise

conditions from I-80. Therefore, the existing residential uses nearby are already in an area that well exceeds the 60 dB Ldn exterior noise levels desired for residential uses, and the proposed uses are commercial in nature, consistent with the Zoning Code. Further still, noise itself is not additive. Therefore, background noise levels are the determining factor for most noise in the area.

The General Plan Noise Element states for fixed noise sources”

“Goal N1.1 Protect City residents from the harmful and annoying effects of exposure to excessive noise.

Goal N.12 Protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

Policy N1.3 The City’s exterior noise compatibility standards for uses affected by non-transportation-related noise are defined within the City’s Noise Ordinance and should be applied consistent with the Noise Ordinance.”

In summary, as proposed the project should not generate noises that would exceed the City’s Noise Ordinance standards.

The proposed business will have hours of operation, Monday through Saturday, from 8 am to 6 pm.

The nearest residential building at 105 Bonny Knoll Drive is over 135-feet from the proposed auto repair bays and 117 feet from Bay 1 (a car wash bay). The residential use, a noise sensitive use, has its property line approximately 104 feet in distance from the nearest auto repair bay on-site; distance alone reduces noise levels by 40 dB. The same home and residential use is less than 70-feet away from the existing outdoor order station at Popeye’s Restaurant, an existing noise generator, and is subject to existing and projected freeway noise levels as shown in the City’s General Plan and most recent General Plan EIR.

Compressors will be placed with an enclosed room constructed with masonry block walls. HVAC equipment would be roof mounted and screened from a direct line of site (and sound) in accordance with the City’s Design Guidelines. Approximately 90% of the tools used in the auto repair operation will be electric power tools, not relying upon compressors for power. The other 10% of power tools used which reply upon air compressors could be expected to have maximum noise levels of 105 dB from time to time. As such, the sound levels at the nearest property line for a sensitive land use would be expected to be 65 Db during normal business hours without any further sound attenuation.