

Thursday, October 13, 2022

City of Roseville
Development Services Department
311 Vernon Street
Roseville, CA 95678

Re: 209 Kenroy Lane Conditional Use Permit, Description of Use, Suites 2,4,6,8,10

To: Roseville Planning Team

Clark Auto Body has been operating an Automobile Paint and Body Shop at the above referenced site for approximately 35 years. Initially the business was operating in suites 2,4 and 6. In the mid 80's, approximately 32 years ago, David Clark owner of Clark Auto Body and suites 2,4 and 6, expanded the service area and leased suite 8. The business continued to operate in the four suites 2,4,6 and 8 for many years. Suite 10 was a separate automotive repair business conducting automotive service and alignment. Suite 10 and the alignment business was owned by David Clark's brother. Approximately five years ago, David Clark purchased suite 8 and 10 and expanded the automobile body shop into suite 10 as well. Years prior to this, a building permit application was submitted for the installation of a paint booth and paint mixing room in suites 6 and 8 and included suite 2 and 4 in the submission. No building permit ever existed for suite 10 as there was never any change or tenant improvements made to the suite from its original use as a warehouse. This made for a Legal Non-Conforming Use for suites 2,4,6 and 8.

During the duration Clark Auto Body operated, the business was properly registered as a Hazardous Waste Generator and maintained a current Air Quality Permit. No complaints have been received by either agency regarding this business. The fire department conducted annual inspections of all suites. Business licenses were current and renewed timely.

Gerber Collision & Glass acquired the business from Clark Auto Body on July 6, 2022. David Clark remains the owner of suites 2,4,6,8 and 10. This is a request for a Conditional Use Permit for all five suites and to be combined into one address of 209 Kenroy Lane, Suite 2. Gerber Collision & Glass has obtained the appropriate Hazardous Waste Generator ID Number and Placer County Air Permit to continue to operate the business at this site.

Uploaded Enclosures:
Electronic Signature Disclosure
Full Cost Billing Agreement
Owner Affidavit
Building/Tenant Site Plan
Clark Auto Body Air Permit
Clark Auto Body Fire Inspection Reports
Gerber Collision & Glass Air Permit

Submitted By: Colette Bruce

Signature: 

a. What is the max number of employees at any one time?

14 Total Employees – 7 Administrative, 2 Paint Techs, 5 Body Techs

b. What are the peak hours of operation?

8:00 AM – 5:00 PM

c. The operational plan states that there is one customer dropping off and one picking up at a time. Is that per bay, or for the total site?

Per site. Customer drop-off is by appointment only.

d. What is the max number of customer vehicles that would be on site at any one time?

21 total vehicles - 16 vehicles inside in staging and the repair process. 5 vehicles in the parking lot for estimates and awaiting parts.

e. What is the peak hour for customers?

No specific peak hours.

f. Please provide a justification for a parking reduction.

Due to the company's vehicle receiving and delivery policy, which is a strict appointment only system, it is expected that there would be no more than 21 vehicles parked on the lot at any given time. This includes 14 employee vehicles, 2 customer vehicles for estimates and approximately 5 vehicles waiting for parts orders. There are no company vehicles. The inside of the shop facilitates 8 additional vehicles in holding after parts are received and then 8 more vehicles in the repair process in the bays. Again, since customers are on an appointment only basis and vehicles are not left at the shop after the estimate, the lot would not require the 31 spaces per number of bays and building square footage.