

FINDINGS

Special Use Permit Revision S07-0011-R/Planned Development Revision PD95-0016-R-4/ Kniesel's Auto Collision Center Planning Commission/August 13, 2015

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

- 1.1 The project is a minor revision to expand the hours of operation. An addendum to the Negative Declaration has been prepared evaluating the proposed hours of operation as it pertains to CEQA Section 15164(a). The addendum concludes that no new impacts are anticipated with the expanded hours of operation.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in custody of the Development Services Department- Planning Services at 2850 Fairlane Court, Placerville, CA 95667.

2.0 General Plan Findings

- 2.2 The proposed project is consistent with Policies 6.5.1.2 and 6.5.1.3 regarding noise levels.

3.0 ADMINISTRATIVE FINDINGS

3.1 Special Use Permit S07-0011 Findings

- 3.1.1 *The issuance of the permit is consistent with the general plan.*

The special use permit revision request is consistent with the General Plan because the application for extended hours is consistent with the Commercial land use designation and is in conformance with the applicable General Plan policies and noise levels.

- 3.1.2 *The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.*

As examined in the previous Negative Declaration and the Addendum analyzing this revision, no significant impacts have been found related to public health, safety, or welfare and as proposed would not be injurious to the neighborhood.

3.1.3 *The proposed use is specifically permitted by special use permit pursuant to this Title.*

The existing auto body shop is located within the Commercial-Planned Development Zone District, which allows automobile repair through the issuance of a special use permit in compliance with Section 130.32.030.A of the El Dorado County Zoning Ordinance. The proposed special use permit revision would expand the hours of operation of the approved auto body shop from 7:30 AM to 5:30 PM (seven days a week) to 7:00 AM to 7:00 PM Monday through Friday and 8 AM to 3 PM on Saturday, closed on Sundays, and therefore is consistent with the Zoning Ordinance and is specifically permitted by special use permit.