

## FROM THE PLANNING COMMISSION MINUTES OF JUNE 23, 2016

### AGENDA ITEMS

- 3. 16-0646** Hearing to consider the Subaru Façade Remodel project [Special Use Permit Revision S08-0025-R]\*\* to allow a façade remodel of the existing Subaru dealership sales building, revision to building signage, a new freestanding monument sign, and minor site improvements on property identified by Assessor's Parcel Number 070-280-53, consisting of 6.17 acres, in the Shingle Springs area, submitted by Shingle Springs Subaru; and staff recommending the Planning Commission take the following actions:
- 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15311(b); and
  - 2) Approve Special Use Permit S08-0025-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

Prior to hearing the item, Commissioner Williams disclosed that he used to work for the dealership 10 years ago and Commissioner Miller stated that he had visited the site.

Rob Peters presented the item to the Commission with a recommendation for approval.

Roy Cotterill, applicant's agent, made the following comments:

- Excited about the project;
- Corporate office provides the basic design to the dealerships in order to ensure that there is some consistency between the different locations;
- Spoke on the building's materials; and
- Spoke on the reduced aluminum materials and signage.

Chair Stewart closed public comment.

Chair Stewart voiced concern on Condition #20 being removed in its entirety as he would like to ensure that there would be a continuance of maintaining the landscaping.

Tiffany Schmid suggested reinstating the portion of deleted Condition #20 that referred to the maintenance of the landscaping. The applicant concurred.

There was no further discussion.

**Motion: Commissioner Williams moved, seconded by Commissioner Miller, and carried (4-0), to take the following actions: 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15311(b); and 2) Approve Special Use Permit S08-0025-R based on the Findings and subject to the Conditions of Approval as amended: (a) Reinstatement of the portion of deleted Condition #20 that referred to the maintenance of the landscaping.**

**AYES:** Hansen, Miller, Williams, Stewart  
**NOES:** None  
**ABSENT:** Shinault

This action can be appealed to the Board of Supervisors within 10 working days.