

## **FROM THE MINUTES OF DECEMBER 13, 2007**

### **11. SPECIAL USE PERMIT/PLANNED DEVELOPMENT (Public Hearing)**

**S07-0011/PD95-0016R3/Kniesel's Auto Collision Center** submitted by RICHARD P. KNIESEL (Agent: Robert A. Laurie, Esq.) to allow the conversion of an existing sports complex into an automobile body shop with 16 service bays and a maximum of 25 to 30 employees. Hours of operation are proposed to be 7:30 AM to 5:30 PM. A free standing sign 94.5 square feet in size is proposed. The property, identified by Assessor's Parcel Number 070-280-64, consisting of three acres, is located on the north side of Wild Chaparral Drive, approximately one-quarter mile west of the intersection with Ponderosa Road, in the **Shingle Springs area**, Supervisorial District IV. (Negative declaration prepared)

This item was continued from the meeting of November 8, 2007.

Staff: Aaron Mount recommended conditional approval, recommending two additional conditions.

Robert Laurie said the site plan has been revised. He explained the revisions and suggested a condition stating: "The size of the signage needs to meet County Ordinance." Mr. Laurie commented the clock has been eliminated from the sign.

Rich Solice presented some photographs of his operation. This business should be in a business park. The revenue generated from this business will be quite substantial. This business will cut into his business, and he may have to lay off some employees. He is in a commercial area by the airport and not adjacent to a residential area. There is not a good buffer for the residents in the area.

There was no one else in the audience wishing to give input.

Commissioner Mathews said there is an empty commercial building, and these applicants have come in to fill it. Commissioner Mac Cready asked why they need a special use permit if it is commercial. Mr. Laurie replied the type of business requires a special use permit. First Vice Chair Machado was comfortable with the language that has been crafted. Mr. Laurie presented a color site plan indicating the proposed signage. The applicants would prefer a double pole but will go with what is approved. Commissioner Mathews feels a monument sign would be lost. Those are for a business park. He feels a pole sign would be more appropriate.

**MOTION: COMMISSIONER MATHEWS, SECONDED BY COMMISSIONER MAC CREADY AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MATHEWS, AND MACHADO; ABSENT – COMMISSIONERS TOLHURST AND KNIGHT, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED; APPROVE S07-0011, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; AND APPROVE PD95-0016R3, ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.**