

FROM THE MINUTES OF AUGUST 28, 2008

9. SPECIAL USE PERMITS

b. **S07-0002/Randal's Cabinet Shop** submitted by RANDY RAINS to allow the operation of a cabinet shop as a home occupation. The property, identified by Assessor's Parcel Number 319-040-03, consisting of 8.11 acres, is located on the west side of Mulberry Lane, at the intersection with Green Valley Road, in the **Greenstone area**, Supervisorial District IV. (Statutorily Exempt pursuant to Section 15270(b) of the CEQA Guidelines)**

Aaron Mount presented the item to the Commission with a recommendation to deny the project.

Anders Hauge, applicant's representative, submitted a letter to the Commission explaining that this request is compatible and does qualify for a Special Use Permit due to the following: One delivery truck per week, which is less than the County guidelines; Letters of support from neighbors that are on file but were not included in the packet; Noise levels are within County guidelines; Work is contained in the barn; and various County agencies, which include DOT and Air Quality, have spoke with the applicant and did not identify any issues.

It was stated that this is also a Code Enforcement issue in regards to no business license or building permit on file with the County.

Randy Rains explained that he meets clients at their location and builds the items on his property and that he currently has one employee. Mr. Rains went into detail on the events that led up to the Code Enforcement issues.

Paula Frantz informed the Commission that if they were inclined to approve this application, it would have to be done conceptually as CEQA and the findings provided by staff were based on denial. In addition, the applicant had prepared their own Mitigated Negative Declaration, which doesn't incorporate County requirements.

Mr. Rivas explained that staff recommended denial of the project as it falls outside of the scope of a home occupation and it has grown to now need employees. Mr. Rivas also stated that staff will have a difficult time making consistency findings of the General Plan.

There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MATHEWS, WITH COMMISSIONER MACHADO ABSTAINING, AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONCEPTUALLY APPROVE SPECIAL USE PERMIT APPLICATION S07-0002 AND DIRECT STAFF TO BRING FORWARD ADEQUATE FINDINGS FOR APPROVAL.