

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: CONDITIONAL USE PERMIT 06-010 – PASO ROBLES AUTOMOTIVE CENTER
12TH AND PASO ROBLES STREETS, APN 009-051-014
APPLICANT – CMR PROPERTIES, LLC**

DATE: JULY 10, 2007

Needs: For the Planning Commission to consider an application for a Conditional Use Permit (CUP) to establish a 6,646 s.f. automotive center.

- Facts:**
1. The applicant is proposing to construct a new building for an automotive center located on the east side of Paso Robles Street at 12th Street. See Attachment 1, Location Map.
 2. This project was previously presented to the Planning Commission on June 12, 2007. The applicant objected to a Condition of Approval (#13) that was included in the Resolution for approval of the CUP. The condition was a requirement that the property owner dedicate the southern 40 feet of his property (the previously abandoned 12th Street right-of-way) to the City for future public use. The applicant's representative indicated that this condition did not have a nexus to the entitlement requested. The Commission continued consideration of this project to allow time for the applicant and City staff to resolve the matter.
 3. The property is zoned C3 (Commercial/Light Industrial) and is designated in the General Plan as Commercial Service and is within the Salinas River Overlay. Auto repair service is a conditionally permitted use in the C3 zoning district.
 4. If the proposed building allowed for 10 work bays the site would require a minimum of 30 parking spaces. The Site Plan has provided 29 parking spaces, including 25 percent compact spaces. Therefore, the use of the building would allow a maximum of 9 work bays. If the building were to provide retail uses, the parking requirement would be 27 spaces (one space per 250 s.f.), and would therefore have a couple extra spaces.
 5. The project design is oriented toward Paso Robles Blvd, with the majority of parking spaces located toward the rear of the site and recessed entrances oriented to the street. The architecture is compatible with some of the more aesthetically pleasing buildings along the street, and street trees are proposed along the property frontage.
 6. The Development Review Committee (DRC) reviewed this project on January 16, February 26, and May 21, 2007. The DRC recommended approval of this project to the Planning Commission.
 7. This application is exempt from the environmental review requirements of the California Environmental Quality Act.

Analysis

and

Conclusions: As noted above, the Commission continued this item so that the applicant and City could resolve the dedication of property issue. City staff met with the applicant's representative and determined that the property owner understands the benefit of a future connection to the downtown adjacent to his property, and does not object to dedicating the land requested by the City. However, the applicant does not wish to have the dedication request tied to the proposed CUP since there is not a clear nexus for doing so. Therefore, the property owner does not object to the City requesting an offer of dedication for future public use should the City need this land in the future. The City Engineer is researching the process to obtain this land area through dedication with the City Attorney.

The site plan and building is designed so that the proposed structure could be used for automotive repair and/or retail purposes. The site plan includes enough parking spaces for either use of the site. The rear area includes a wrought iron fence and gates so that vehicles can be secured in the rear and will be less visible from the street.

As noted above, the proposed architecture is compatible with the surrounding development, and will raise the overall quality of building design along this corridor. Given the building design features, use of the site, the building could transition to other uses in the future should the market for use of this site change. The building siding is proposed to use Hardi-board material with a metal roof. The colors proposed include a range of warm tones including gold siding, burgundy-brown roofing, and beige storefront window casings.

The City is currently preparing Gateway Design Standards for several gateway areas including the Paso Robles Street exit and corridor. This project complies with the draft standards since it proposes to include parking in the rear, incorporates attractive architecture oriented toward to the street, and street trees along the sidewalk frontage.

Additionally, the City is working on the Salinas River Plan project. The proposed development project would not conflict with the Salinas River Plan since the building design could be used for various types of uses anticipated for this area in the future including retail and service uses.

The frontage of the property is located under very large utility power lines. These lines are not recommended to be undergrounded at this time, however, a condition has been added requiring the applicant not oppose formation and participation of a utility undergrounding and assessment district in the future. The trees proposed under the line are ornamental plum, which will not become tall enough at maturity to conflict with the utility lines.

The City owns a water well site on the south side of the project site. The applicant has designed around it and provided space for City trucks to access it and stage equipment should it be needed in the future.

Reference: Paso Robles General Plan and EIR, Paso Robles Municipal Code, Zoning Ordinance, Economic Strategy, Draft Gateway Study, Salinas River Corridor Vision, and CEQA.

Fiscal

Impact: None.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Adopt the attached Resolution approving Conditional Use Permit 06-010, subject to findings and subject to standard and site specific conditions.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

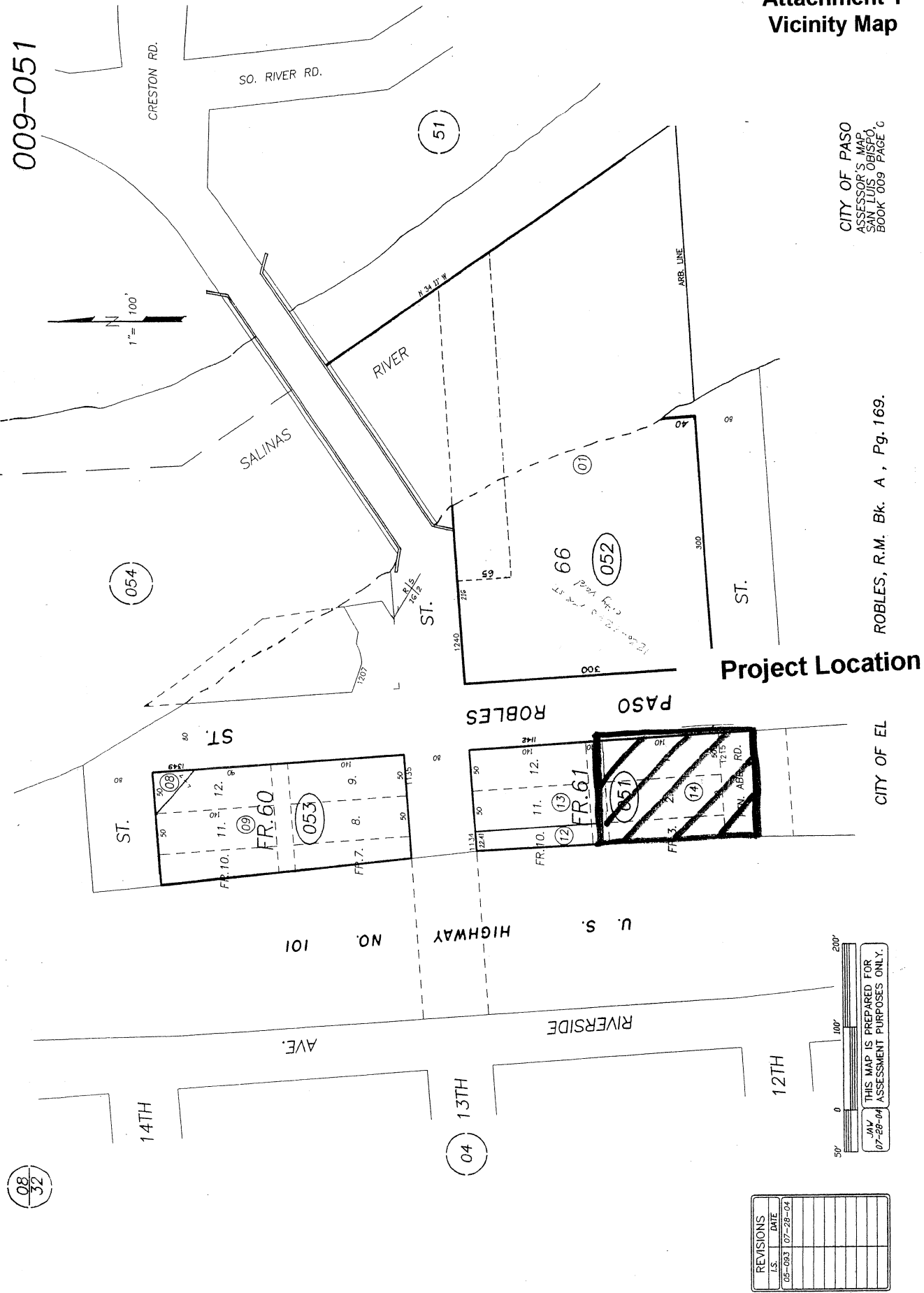
Staff Report Prepared By: Susan DeCarli, AICP, City Planner

Attachments:

1. Location Map
2. Site Plan
3. Elevations
4. Resolution to Approve Conditional Use Permit 06-010
5. Newspaper and Mail Notice Affidavits

009-051

Attachment 1 Vicinity Map



CITY OF PASO
ASSESSOR'S MAP
SAN LUIS OBISPO
BOOK 009 PAGE 6

ROBLES, R.M. Bk. A, Pg. 169.

Project Location

REVISIONS:	
I.S.	DATE
05-093	07-28-04

50' 0 100' 200'

THIS MAP IS PREPARED FOR
07-28-04 ASSESSMENT PURPOSES ONLY.

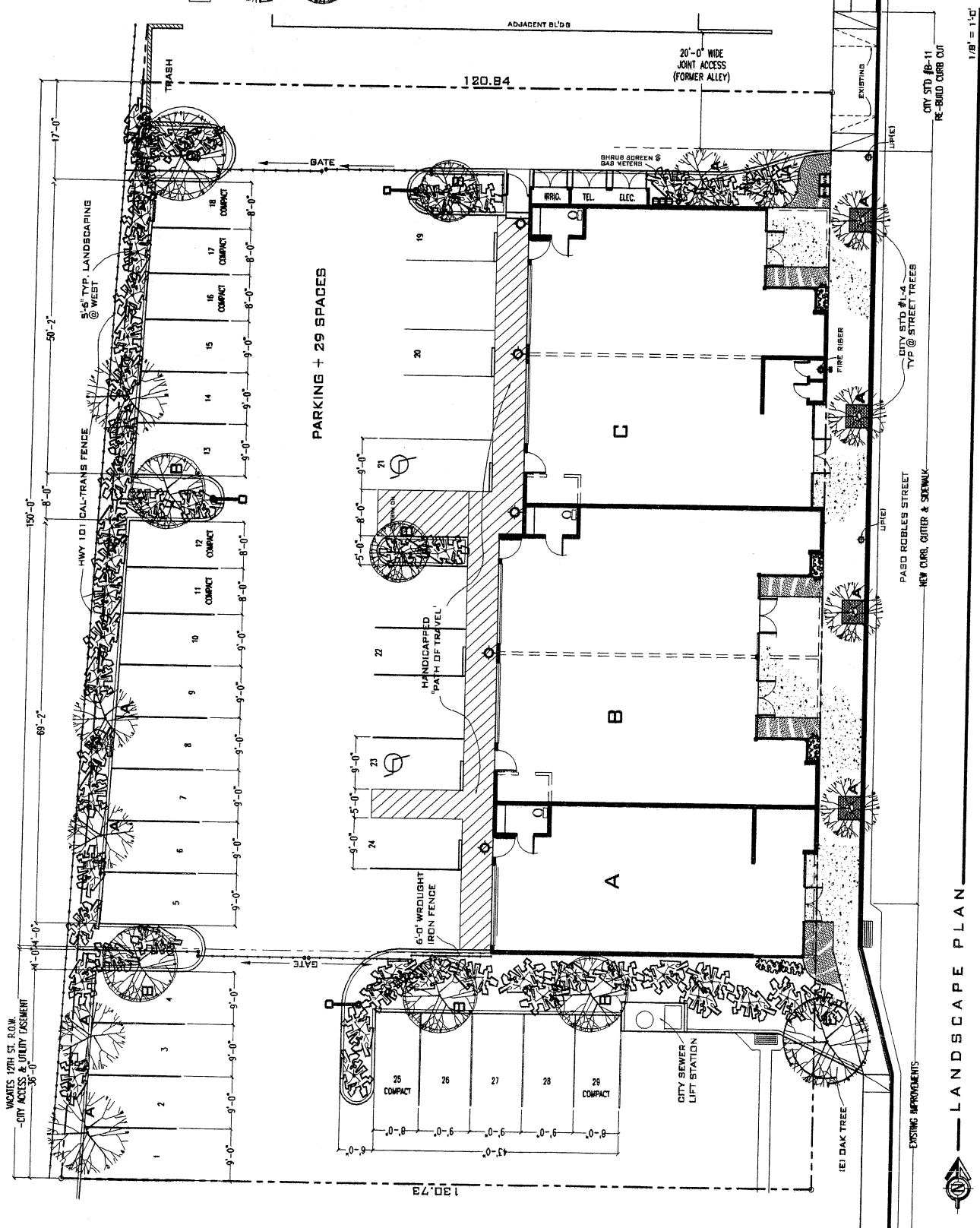
PASO ROBLES AUTO CENTER
 1225 PASO ROBLES STREET
 APN #009-051-14

PARCEL SIZE 23,560 SQ. FT., 0.54 AC
 BUILDING SIZE 6,646 SQ. FT.

PARKING SHOWN 29 SPACES
 -AS AUTOMOTIVE, MAX. 10 WORK BAYS
 -AS RETAIL, 6,646 / 250 = 27 SPADES REQ'D

LANDSCAPE SCHEDULE

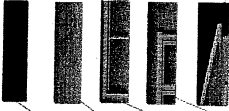
- TREE - EXISTING OAK
SPECIES: QUERCUS AGRIFOLIA
- TREE - CHINESE PISTACHIO
SPECIES: PISTACHIA CHINENSIS
- TREE - PURPLE LEAF PALM
SPECIES: PRELIUS TEXASIFERA
- KOALTER VIBURNUM
- BAGUAS - FOREBAY
SPECIES: BOEMANIVUS OFFICINALIS
'BLUE SPIRES'
- SHRUB - MANDARINA
SPECIES: CITRUS DORRIS
HARBOR DWARF
- SHRUB SCREEN & GAS METER
- POLE LIGHT
- GAS METERS
- 30W FLOOR @ 16-0" AFF
RDUJ
- WAT
- JIP I
- FIRE
- CHE



LANDSCAPE PLAN

Attachment 3 Elevations

MATERIAL SPECIFICATIONS



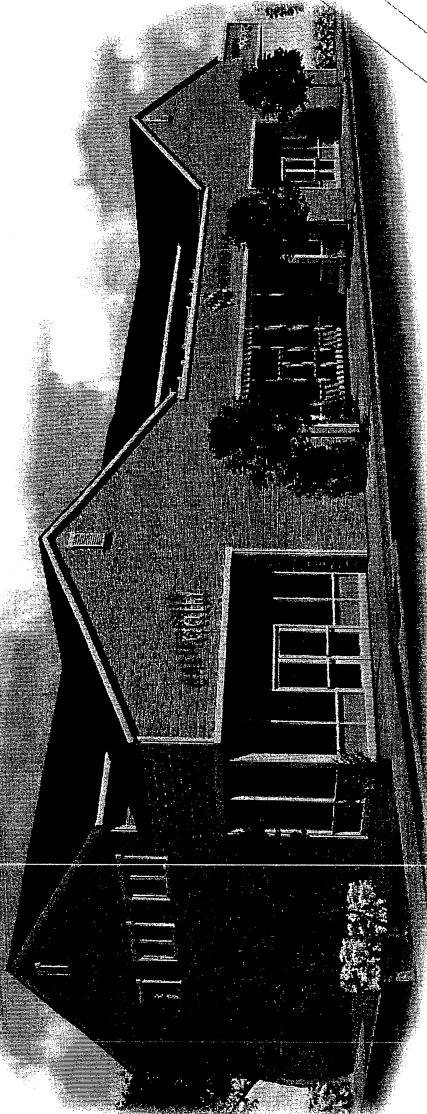
METAL ROOFING - MOELROY "BRANDY WINE"

SIDING - HARDI-PLANK, 9" W/ 7" REVEAL - PAINTED

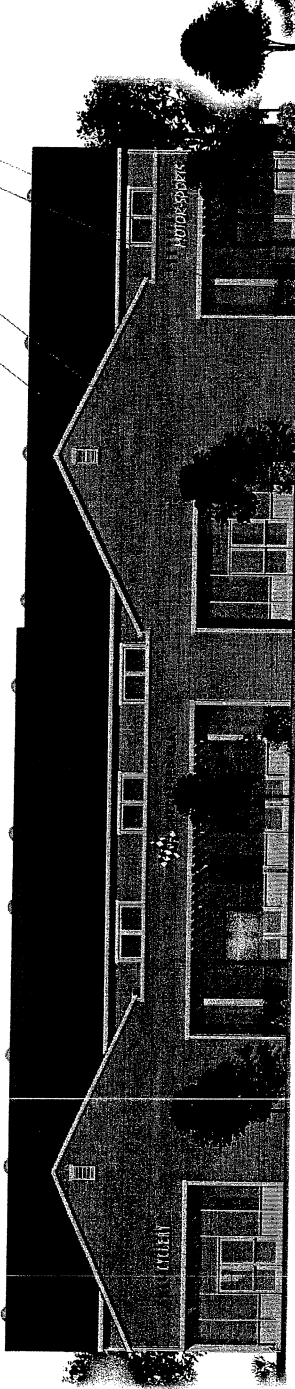
STORE FRONT SYSTEM & WINDOWS - POWDER-COATED ALUMINIUM

TRIM - 3/4" HARDI-TRIM - PAINTED

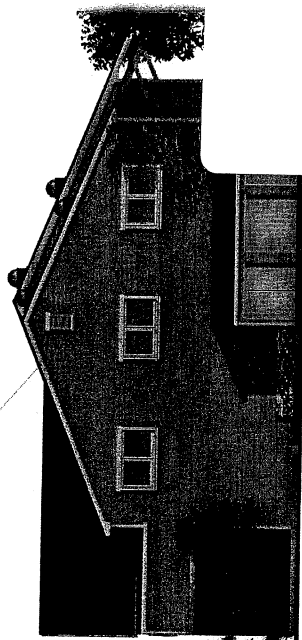
EAVE & RAKE - 2X PRIMED KD HEM FIR - PAINTED



SOUTH-EAST PERSPECTIVE



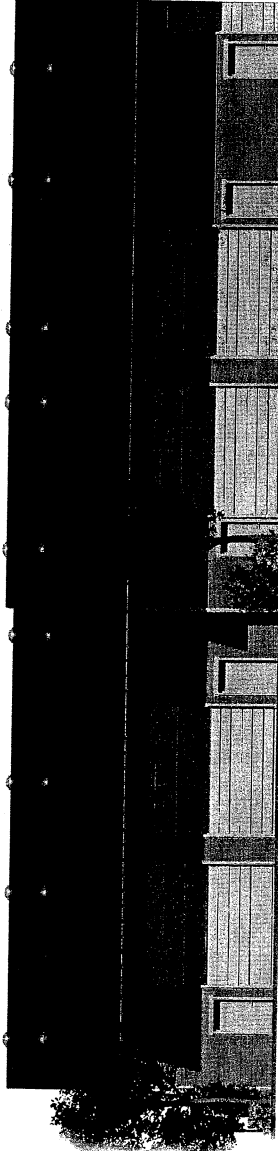
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PERSPECTIVE & ELEVATIONS
 PABLO ROBLES ARCHITECTS
 1225 PASO ROBLES BLVD
 SAN ANTONIO, TEXAS 78204
 ARCHITECT - NICK BILMAN

MICHAEL YOST - GRAPHIC ILLUSTRATION & DESIGN

RESOLUTION NO.

A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 06-010
TO ESTABLISH AN AUTOMOTIVE CENTER AT 12TH AND PASO ROBLES STREET
APN: 009-051-014, APPLICANT – CMR PROPERTIES, LLC

WHEREAS, Conditional Use Permit (CUP) 06-010 has been filed by CMR Properties; and

WHEREAS, CUP 06-010 is a proposal to establish an automotive center; and

WHEREAS, the City's General Plan and Economic Development Strategy include policies that support commercial development in infill areas; and

WHEREAS, the proposed project is consistent with policy direction in the Draft Salinas River Plan and Draft Gateway Standards; and

WHEREAS, the proposed building and use and potential retail uses of the building would be consistent with the City Zoning Code, and is compatible with surrounding land uses; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 12th and July 10th, 2007 to accept public testimony on this Conditional Use Permit application; and

WHEREAS, based upon the facts and analysis presented in the staff report and makes the following findings:

1. The project will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The project is consistent with the General Plan Land Use Designation, and applicable zoning standards.
3. The project is compatible with surrounding development, Draft Gateway Design Standards, and Draft Salinas River Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 06-010, subject to the following conditions:

STANDARD CONDITIONS

1. The project shall be operated in substantial conformance with the following conditions established by this resolution:
2. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the conditional use permit.
3. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.

4. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
5. Use and operation of the business and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).

SITE SPECIFIC CONDITIONS

6. A sign permit shall be required prior to installation of any signs, and shall be reviewed and approved by the Development Review Committee.
7. The applicant shall not oppose formation of an underground utility district and shall participate in said district to underground the utilities lines along the property frontage, should a district be formed.
8. Vehicle storage for vehicles being repaired shall be stored in the rear, gated area of the site.
9. All vehicle repair, maintenance, equipment installation, or any other vehicle related work being conducted by businesses on the project site shall be conducted within the work bays of the building.
10. No more than 9 work bays shall be permitted within the building.
11. Twenty-nine parking spaces shall be provided on-site unless the City utilizes the 12th Street public right-of-way for other uses, as approved by the City.
12. Storm water quality facilities must be provided with the development to improve the quality of the storm water run-off in accordance with a design approved by the City Engineer.
13. The applicant shall ensure that the City has continuous access and staging area for the City's well site on the property.

PASSED AND ADOPTED THIS 10th day of July, 2007 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

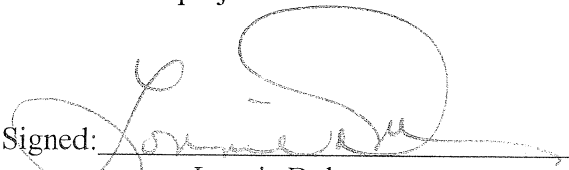
Newspaper: Tribune

Date of Publication: June 27, 2007

Meeting Date: July 10, 2007
(Planning Commission)

Project: Conditional Use Permit 06-010
(CMR Properties, LLC – 12th
and Paso Robles Street)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, July 10, 2007, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

A request for Conditional Use Permit 06-010, filed by CMR Properties, LLC, to construct an automotive repair center located at 12th and Paso Robles Streets. (APN 009-051-014). The property is zoned C3 (Commercial/Light Manufacturing).

The proposed Conditional Use Permit and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge the project application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Susan DeCarli, AICP
City Planner
June 27, 2007

6602595

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Shaun Temple, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for CUP 06-010 Paso Robles Automotive Center on this 25th day of June 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Shaun Temple