

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 12-011 (PASO ROBLES COLLISION CENTER)

DATE: NOVEMBER 27, 2012

Needs: For the Planning Commission to consider an application filed by Lupe Chairez on behalf of the Paso Robles Collision Center, to establish and operate an auto body and paint shop within an existing building. (APN: 009-293-016)

Facts:

1. The project is located at 1745 Riverside Avenue, which is in the RC (Riverside Corridor) zoning district, see attached Vicinity Map (Attachment 1).
2. Table 5.3-1 of the Uptown Town Centre Specific Plan requires a Conditional Use Permit (CUP) for auto body and repair shops in the RC zone.
3. There are 5 existing tandem parking spaces on site. Since the building exists and no new square footage is being proposed, the existing parking is considered "grandfathered" with respect to off-street parking, and no additional parking is required as a result of this CUP request.
4. The Development Review Committee (DRC) reviewed the proposal at their meeting on November 19, 2012. The main topics of discussion were outdoor storage of cars and parts. Staff indicated that the existing building does not have an area outside of the building that would allow for outdoor storage. It was indicated by the applicants that there is adequate room within the building to store cars, parts and materials. The Committee recommended approval of the CUP with a condition of approval that requires all vehicles waiting for repair shall be parked inside the building during times when the body shop is not open for business. Additionally no parts or materials are permitted to be stored outside of the building.

5. This application is categorically exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusion: As mentioned above, the main issue related to the auto body shop use in this existing building is the lack of outdoor storage of cars being worked on or waiting for parts. The applicants are aware of this and have indicated that there will be no overnight outdoor storage of cars or parts/materials. All vehicles waiting for parts will be stored within the building.

It would seem that the proposed auto body repair use would be compatible with the existing wood shop, auto upholstery shop within the same building, subject to the conditions of approval with this use permit.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

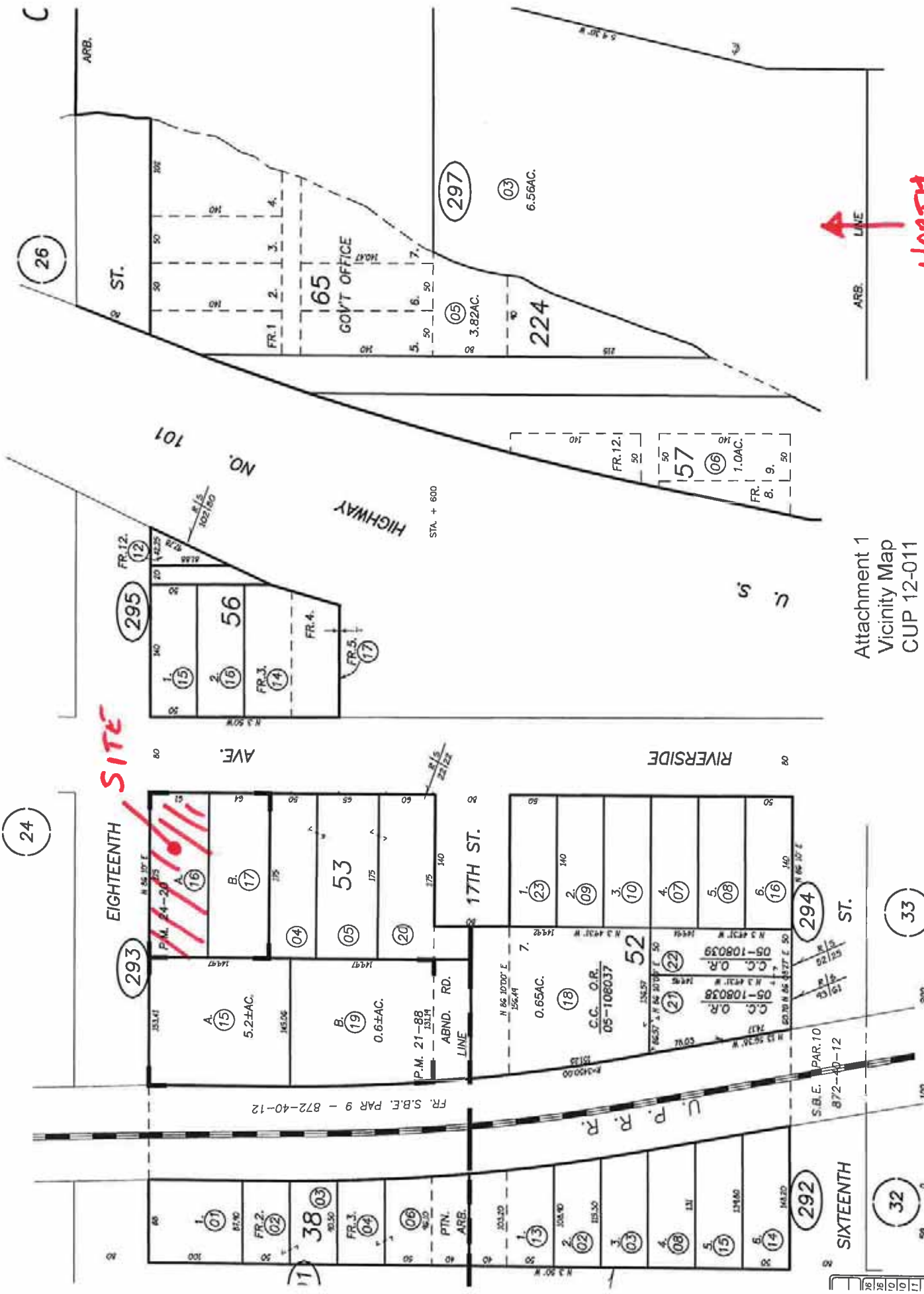
Impact: None identified at this time.

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Adopt the attached resolution approving the proposed Conditional Use Permit 12-011, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map/Site Plan
2. Resolution Approving CUP 12-011
3. Newspaper notice and mail affidavits



EIGHTEENTH SITE

Attachment 1
 Vicinity Map
 CUP 12-011
 (PR Collision)

NORTH

THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-011
(PR Collision Center)
APN: 009-293-016

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for auto body and repair shops in the RC (Riverside Corridor) zoning district; and

WHEREAS, the applicant, Lupe Chairez on behalf of Paso Robles Collision Center has filed a Conditional Use Permit (CUP) application to establish and operate a auto body and repair shop within the existing building located at 1745 Riverside Avenue; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 27, 2012, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building would be consistent with the General Plan and 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, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 12-011 subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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A	Site Plan / Floor Plan
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2. This Conditional Use Permit (CUP) authorizes the establishment and operation of an auto body and repair shop within the existing building located at 1745 Riverside Avenue.
3. This project approval shall expire on November 27, 2014, unless the auto body and repair shop use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. All storage of vehicles waiting for parts or to be worked on shall be stored within the building during the time that the body shop is not open for business. There shall be no outdoor storage of parts or materials.

5. Prior to the issuance of a Business License, any tenant improvements required to bring the building up to Code related to the auto body and paint use shall be completed.
6. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
7. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
8. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.

PASSED AND ADOPTED THIS 27th day of November, 2012 by the following Roll Call Vote:

AYES:

NOES:

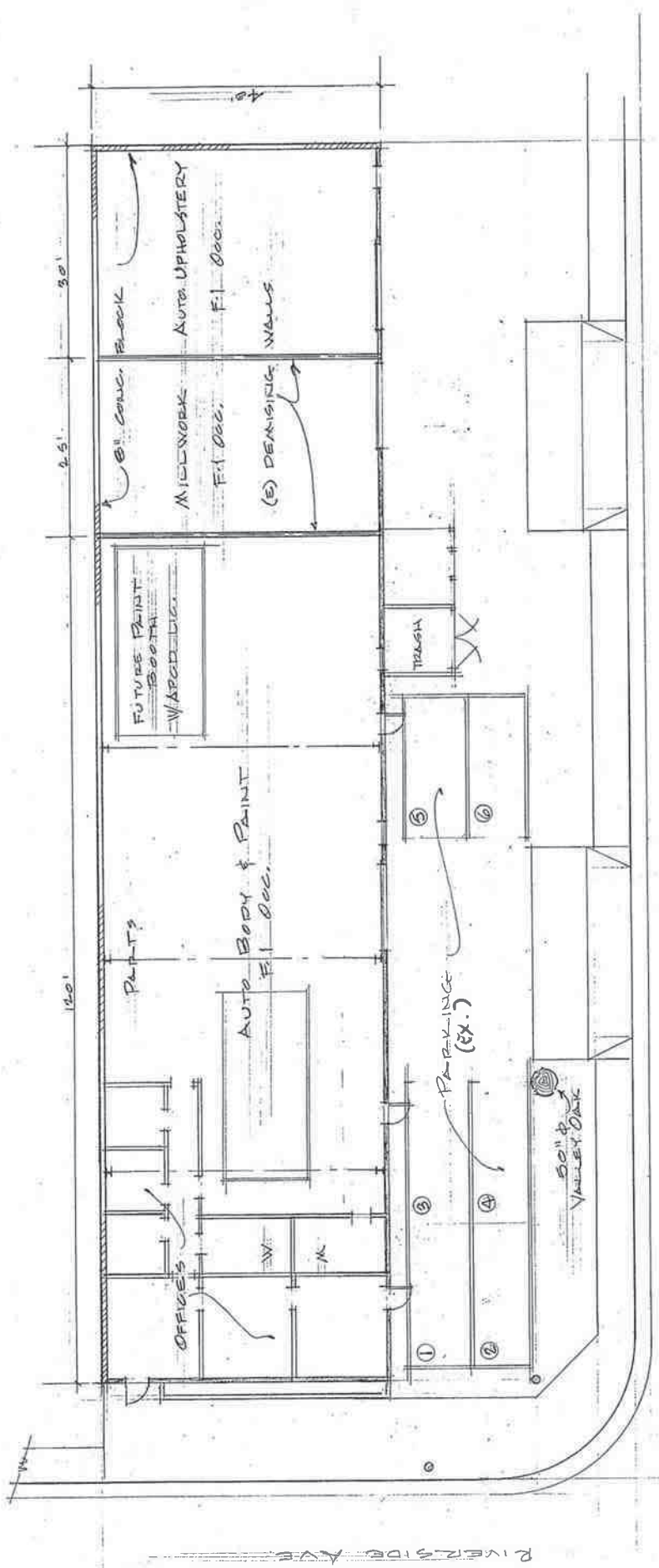
ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

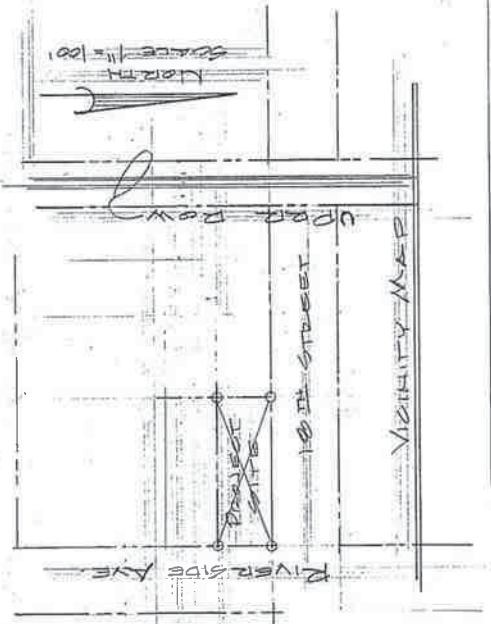
ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION



← 18TH STREET

SCALE 1" = 10'



SITE PLAN FOR
 PASCAL'S COLLISION CENTER

LUPE & JAWIER CHARLIER
 805/280-5028

PROJECT PLAN: 08-293-16

BUILDING OWNER:

MR. OLE VEBORG
 2470 EILBOAR, TEMPLETON
 805/258-2581

Exhibit A
 Site Plan
 CUP 12-011
 (PR Collision)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

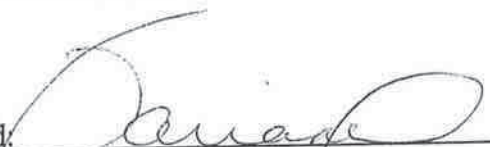
Newspaper: Tribune

Date of Publication: November 17, 2012

Hearing Date: November 27, 2012
(Planning Commission)

Project: Conditional Use Permit 12-011 (Paso Robles Collision Center)

I, Theresa Variano, 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: 
Theresa Variano

forms\nnewsaffi.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, November 27, 2012, 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:

Conditional Use Permit (CUP 12-011), a request by Lupe Chairez on behalf of the Paso Robles Collision Center to establish an auto body and paint shop within the existing building located at 1745 Riverside Avenue, Paso Robles, California.

The application 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 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 Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

If you challenge the project 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.

Darren Nash
Associate Planner
November 17, 2012 7005890

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 12-011 (Paso Robles Collision Center) on this 16th day of November, 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Theresa Variano