

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 14-001 (WESTSIDE EXTREME, INC.)
DATE: APRIL 8, 2014

Needs: For the Planning Commission to consider an application filed by Seth Leigan to establish boat service and repair shop with retail sales of parts and accessories within an existing building. (APN: 009-061-018)

- Facts:
1. The site is located at 999 Paso Robles Street, see attached Vicinity Map.
 2. The General Plan designation is Community Commercial (CC). The site is located within the Uptown Town Center Specific Plan (Specific Plan) area, and has a RC (Riverside Corridor) zoning designation.
 3. The Specific Plan allows vehicle repair uses in the RC zone, subject to the approval of a Conditional Use Permit (CUP).
 4. The business would utilize the existing building. No outdoor storage of boats is proposed within this CUP request.
 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: It would seem that the proposed boat repair facility would be compatible with the other vehicle repair and light-industrial activities along the Paso Robles Street corridor.

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 14-001, 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. Project Description
3. Resolution Approving CUP 14-001
4. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
CUP 14-001
(Westside Extreme)

Westside Xtreme Inc.
999 Paso Robles Street
Paso Robles, CA 93446
February 24, 2014

City of El Paso De Robles
Community Development Department
1000 Spring St.
Paso Robles, CA 93446

To Whom It May Concern:

Westside Xtreme Incorporated is proposing to open and operate a boat service, repair, and accessory installation business for competition ski/wakeboard boats at 999 Paso Robles Street. Additional aspects of the business will include; retail sales of boat accessories, parts, and ski equipment as well as the warehousing of small quantities of product for internet sales. Westside will not be in the business of fiberglass repair, vessel painting, or vessel storage. Some service vessels, if necessary, will be stored in the yard overnight.

There are no proposed changes to the buildings interior or exterior. The service/repair operation will take place in the Southern division of the warehouse space and the remainder of the building will house the retail, storage, and office operations.

The service activities that will be performed are done within the confines of the vessel and all fluids are vacuum extracted, nearly eliminating any chance of spillage. This also allows the service area to remain especially clean.

Westside Xtreme Incorporated aspires to fill the void of a high quality full service boat shop in Paso Robles.

Sincerely,



Seth Leigan
President, Westside Xtreme Inc.

Attachment 2

Project Description
CUP 14-001

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-001
(WESTSIDE EXTREME)
APN: 009-061-018

WHEREAS, Table 5.3-1 Allowed Land Uses within the Uptown Town Center Specific Plan, requires approval of a Conditional Use Permit (CUP) for vehicle repair in the RC (Riverside Corridor) zoning district; and

WHEREAS, Seth Leigan has filed a CUP application to establish and operate boat repair business, at the site located at 999 Paso Robles Street; and

WHEREAS, the boat repair shop would be located within the existing building; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 8, 2014, 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; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 14-001, 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	Vicinity Map / Site Plan
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2. This Conditional Use Permit (CUP) authorizes the establishment and operation of a boat repair shop located within the building on the site located at 999 Spring Street. Besides the parking of boats waiting for repair or for pick up, no long term boat parking (outdoor storage) is permitted with this CUP.
3. The business owner shall obtain any necessary permits and the work completed to the satisfaction of the Building Department, prior to commencing boat repair activities.

4. 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.
5. 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.
6. All signage shall comply with the City's Sign Ordinance.
7. The daily operations of this facility shall comply with Section 21.21.040 of the Municipal Code, Performance Standards:
 - A. Fire and Explosion Hazards. All activities involving and all storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.
 - B. Radioactivity or Electrical Disturbance. Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.
 - C. Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.
 - D. Vibration. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.
 - E. Smoke. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - F. Odors. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.
 - G. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).

- H. Glare. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

- I. Liquid or Solid Wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over such activities. Manufacturing, processing, treatment and other activities involving use of toxic or hazardous materials shall be designed to incorporate the best available control technologies and wherever technically feasible shall employ a "closed loop" system of containment.

- J. Transportation Systems Impacts. Vehicular, bikeway and/or pedestrian traffic, directly attributable to the proposed land use, shall not increase to a significant extent without implementation of adequate mitigation measures in a form to be approved by the city engineer. In determining significance of impacts, consideration shall be given to cumulative (projected build-out) capacity of streets and highways serving the land use. Mitigation measures required may include but not be limited to curb, gutter, sidewalk, street and/or alley, bikeway, transit related improvements and traffic signalization. Mitigation may be required as pursuant to the California Environmental Quality Act (CEQA), or as a condition of a discretionary review.

PASSED AND ADOPTED THIS 8th day of April, 2014 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG BARTH, CHAIRMAN

ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

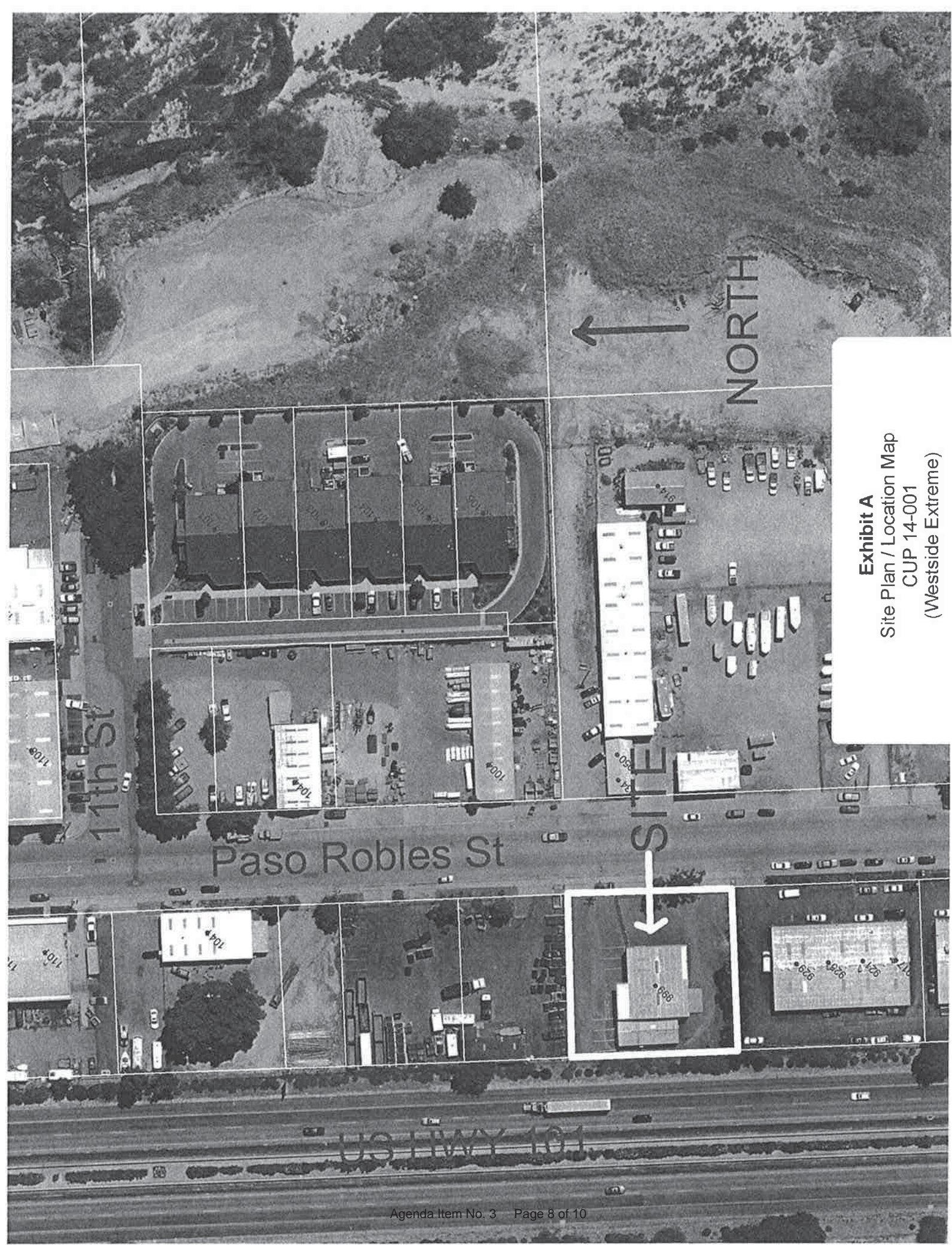


Exhibit A
Site Plan / Location Map
CUP 14-001
(Westside Extreme)



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, 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 14-001, on this 24th day of March, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Kristen Buxkemper

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 03/27/2014

Meeting Date: 04/08/2014
Planning Commission

Project: CUP 14-001
Seth Leigan – Westside Extreme Boat
service with repair shop

I, Kristen L. Buxkemper, employee of the
Community Development Department, Engineering
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: _____
Kristen L. Buxkemper

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, April 8, 2014, 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 14-001), a request filed by Seth Leigan to establish a boat service and repair shop with retail sales of boat parts and accessories within the existing building located at 999 Paso Robles Street.

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 or emailed to planning@prcity.com, 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
March 27, 2014

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