

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 15-013 (CAL EAST MOTORS)
DATE: SEPTEMBER 8, 2015

Needs: For the Planning Commission to consider a request by Edgar Chen, to approve Conditional Use Permit (CUP) 15-013 to allow use car sales inside an enclosed building, located at 2921 Union Road, Unit H. (APN: 025-403-046).

- Facts:
1. The building is 2,500 square feet and located directly next door to the applicants other business, Select Publishing Group in Unit G.
 2. The building is located within the C3 zoning district and has a Community Services (CS) General Plan Land Use designation (see Vicinity Map, Attachment 1).
 3. Table 21.16.200 of the Municipal Code permits vehicle sales with more than 25 percent used in the C3 zone, with the approval of a CUP.
 4. As noted in the attached project description (Attachment 2), the proposed used car sales would operate by appointment only with approximately 20 percent of the space for office use and the remaining to be used as a showroom with an 8 car capacity. No outside storage of vehicles or any service work will be allowed at the property.
 5. Because the business will be located entirely within the building, no improvements are proposed for the property.
 6. The DRC reviewed the application on August 17, 2015 and recommended the CUP be approved by the Planning Commission.
 7. This application is Categorically Exempt (Class 32) from environmental review per Section 15301 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis and
Conclusion:

The C3 zone allows for car sales with over 25 percent used with the approval of a CUP. The CUP gives the Planning Commission the ability to require special conditions of approval to insure that a use is compatible with surrounding uses/businesses.

The building is located in Prospect Heights, a large industrial park. Neighboring uses include Brochelle Vineyards, Golden Hills Mini Storage, East Paso Mini Storage, Cal West Rain, and PRW Steel Supply/Paso Robles Welding.

The DRC discussed the indoor aspect of the business and that there would be no outdoor storage of equipment or vehicles. It was determined that no site improvements would be necessary and any signage would need to comply with the City's sign ordinance.

As mentioned above, the Zoning Code allows for vehicle sales with over twenty-five percent used with the approval of a CUP. This location and business operational use is determined as appropriate by the DRC as it would seem to be compatible with the other light industrial activities located in the industrial park.

Reference: City of Paso Robles Zoning Code and Land Use Element of the General Plan.

Fiscal Impact: None.

Options: The Planning Commission may consider one of the following options:

1. Adopt the attached Resolution granting approval of Conditional Use Permit 15-013, subject to standard and site specific conditions of approval;
2. Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. Floor Plan
4. Resolution to Approve CUP 11-012
5. Public Notice Affidavits



Attachment 1: Vicinity Map

Conditional Use Permit- Cal East Motors

Use: Used Car Sales. Sales by appointment only. No improvements to the property. The property is a 2500 SF industrial unit with approx 20% office & 80% warehouse. Warehouse will be the showroom with an 8 car capacity. No repair or mechanic work allowed on site. No outside storage, detailing or washing of vehicles allowed. As per property owner's requirement.

Address Location: 2921 Union Rd, Unit H – Paso Robles, CA

Location Vicinity: 2921 Union Rd., Unit H is located Prospect Heights, a large industrial park with over 20+ units. A 300 ft radius of 2921 Union Rd., Unit H shows neighbors to include Prospect Heights other tenants, Brochelle Vineyards (Wine Tasting Room), Paso Robles Truck Center (now vacant), Golden Hills Mini Storage, East Paso Mini Storage, Cal West Rain and PRW Steel Supply/Paso Robles Welding.

About Cal East Motors

Cal East Motors is a small used car dealership started in May 2015. For years I have helped numerous friends and family members with their vehicle purchases. I was always the "go to" person if someone in my circle was looking for advice for buying cars. Cars have always been my passion and I am familiar with most all makes and models. That's why I started Cal East Motors.

Edgar Chen

Cal East Motors, DLR LIC #87833

For more info go here:

<http://www.caleastmotorsales.com/>

See current inventory:

<http://www.caleastmotorsales.com/pages.aspx?p=425385>

About the Applicant

Edgar Chen is an experienced business owner and seasoned entrepreneur based in the San Francisco Bay Area looking to relocate his business(s) in Paso Robles, CA. Edgar Chen has also been a homeowner and resident of Paso Robles in the last 7 years. He is the Co-Founder and CEO of MPS Multimedia, Inc DBA Select Publishing Group. Select Publishing Group is a leading developer and publisher of consumer software and digital content for PCs, mobile devices and game consoles. SPG offers a wide range of services to our business partners and resellers, including wholesale products, content licensing, CD and DVD manufacturing, game and app development and instant downloads. Started in 1992, we've been in business for over 20 years.

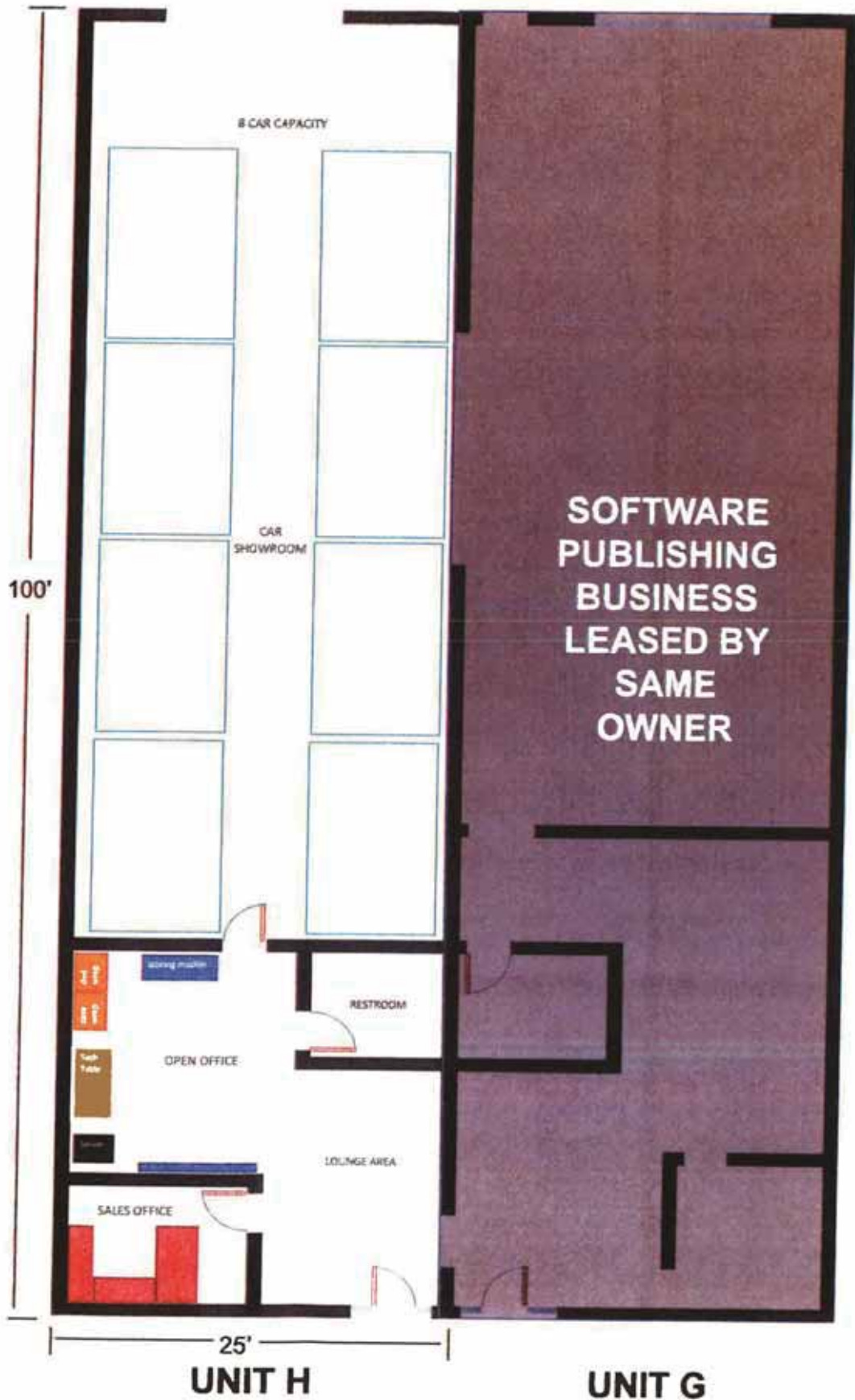
For more info go here:

<http://www.gospg.com/about/history>

Co-Tenancy Information

Cal East Motors (2921 Union Rd., Unit H) is located next to Select Publishing Group (2921 Union Rd. Unit G), a software publishing business owned and operated by the applicant. Each unit is approximately 2500 SF in size with a similar office/warehouse ratio. Both units have their own separate office entrances, restrooms and warehouse roll-up doors/exits. Both businesses will be operated separately, though owned and operated by the same owner. The owner's wife, Natasha Chen is the main operator of Select Publishing Group.

Attachment 2: Project Description



**Attachment 3:
Floor Plan**

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 15-013
(CAL EAST MOTORS)
APN: 025-403-046

WHEREAS, Table 21.16.200 Permitted Land Uses For All Zoning Districts within the General Plan, requires approval of a Conditional Use Permit (CUP) for vehicle sales with more than 25 percent used in the C-3 (Commercial/Light Industrial) zoning district; and

WHEREAS, Edgar Chen has filed a CUP application to establish and operate a used car sales business within the existing building, at the site located at 2921 Union Road, Unit H; and

WHEREAS, there is no outdoor use proposed with this CUP request; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 8, 2015, 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 15-013, 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>
A.	Vicinity Map
B.	Floor Plan

2. This Conditional Use Permit (CUP) authorizes the establishment and operation of a used car sales business located within the existing building on the site located at 2921 Union Road, Unit H.
3. The business owner shall obtain any necessary permits and the work completed to the satisfaction of the Building Department, prior to commencing vehicle sales activities.
4. The use shall be limited as follows:
 - a) The used car sales shall operate by appointment only.
 - b) No outside storage or display of vehicles is permitted.
 - c) No on-site service work is permitted.

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.

PASSED AND ADOPTED THIS 8th day of September, 2015 by the following Roll Call Vote:

AYES:

NOES:

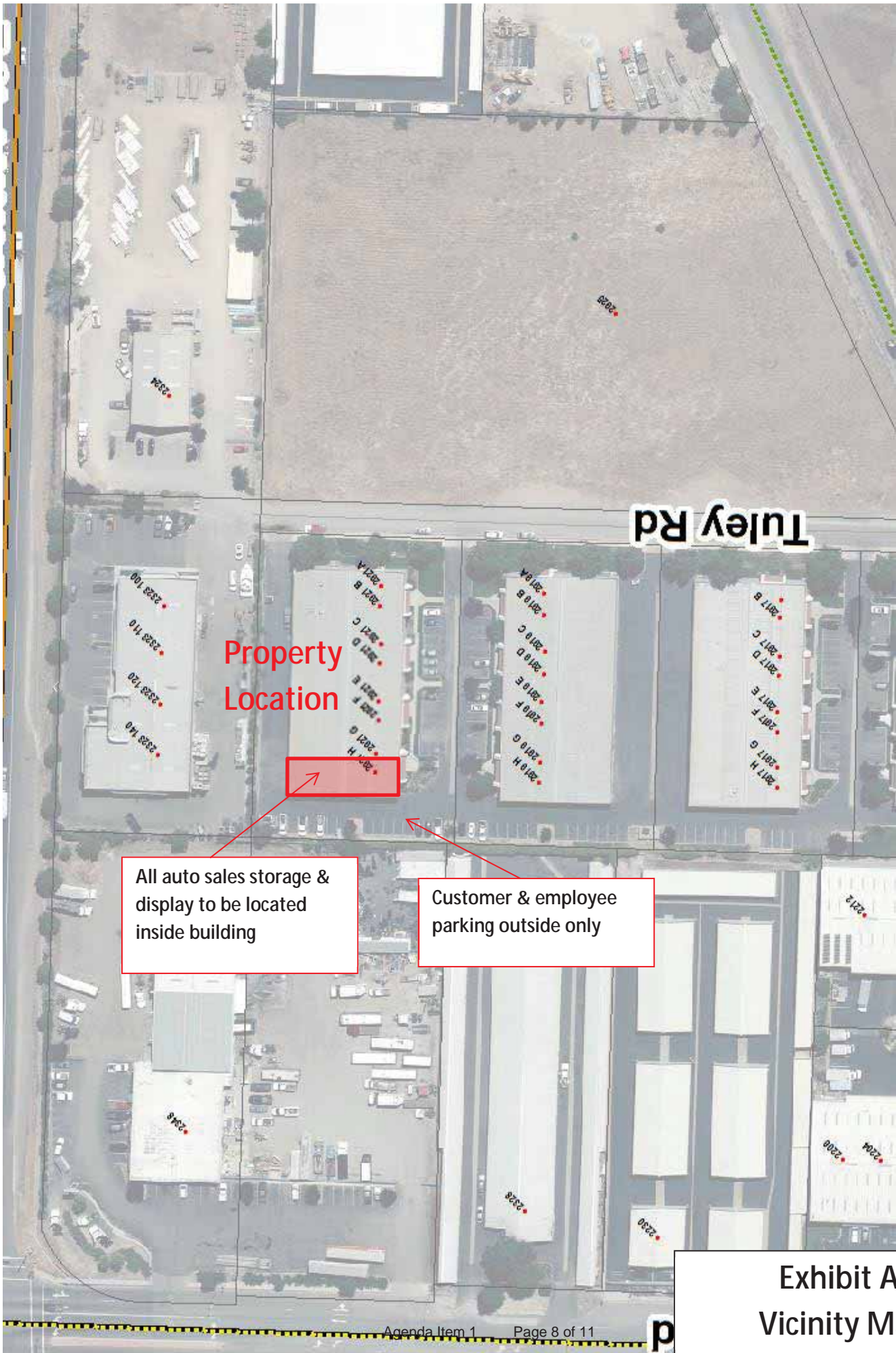
ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



Property Location

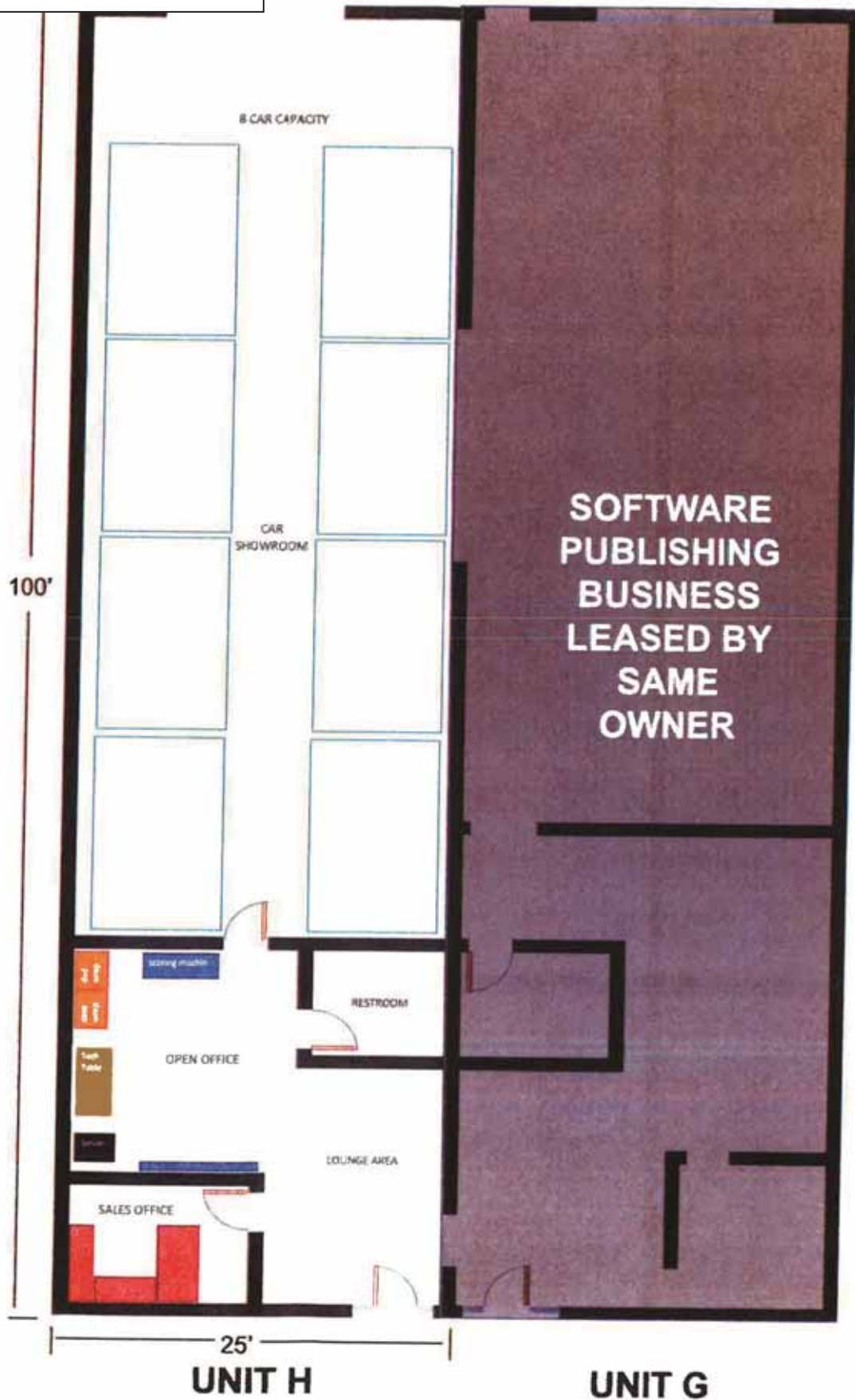
All auto sales storage & display to be located inside building

Customer & employee parking outside only

Exhibit A:
Vicinity Map



Exhibit B:
Floor Plan



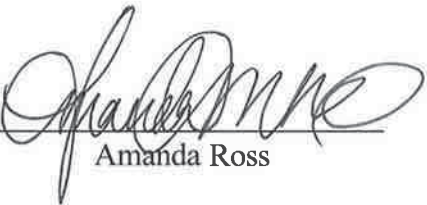
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Amanda Ross, 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 15-013 to allow establishment of a used car sales business within the existing building at 2921 Union Road, Unit H on this 26th day of August, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____



Amanda Ross

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: August 29, 2015

Hearing Date: September 8, 2015
(Planning Commission)

Project: CUP 15-013, a request filed by Edgar Chen to establish an indoor used car sales business within the existing building located at 2921 Union Road, Unit H.

I, Amanda Ross, 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: 
Amanda Ross

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, September 8, 2015, 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 15-013), a request filed by Edgar Chen to establish an indoor (no outdoor display area) used car sales business within the existing building located at 2921 Union Road, Unit H.

This application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

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 Amanda Ross at (805) 237-3970 or by email at aross@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.

Amanda Ross Planning Intern August 29, 2015
1933234 **Publish Dates:**8/29/2015 -9/12/2015