



City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Conditional Use Permit 18-004 (Emergency Vehicle Repair)
Applicant: Covelop
A request for a Conditional Use Permit to establish an emergency vehicle repair shop within an 11,000 square foot lease space within an existing building located at 1650 Ramada Drive.

Date: March 13, 2018

Facts

1. The applicant is proposing to establish a vehicle repair shop for emergency response vehicles (i.e. fire trucks, ambulances, and similar vehicles), within the existing building located at 1650 Ramada Drive, Lease Space 6, located at 1650 Ramada Drive (See Vicinity Map, Attachment 1).
2. The subject site is located in the M (Industrial) zoning district.
3. Table 21.16.200 of the Zoning Ordinance requires a Conditional Use Permit (CUP) for vehicle repair in the M zone.
4. The proposed emergency vehicle repair use would be located in Lease Space 6, an 11,000 sf unit (See Site Plan, Exhibit B to Attachment 2). Proposed activities include general vehicle maintenance and repair for all makes and models of emergency vehicles, including fire trucks, ambulances, etc. The size of this unit is adequate in that it allows all vehicle repair to occur within the building in addition to any storage of vehicles waiting for parts or vehicles to be worked on.
5. Tenant improvements proposed for Lease Space 6 include the addition of an entry door, roll-up door, and a new concrete entrance that will remove approximately four (4) parking spaces. Exterior changes to the building for Lease Space 6 were previously approved as part of PD Amendment 98-004 and it is therefore excluded from this application request.
6. The Development Review Committee (DRC) reviewed this project at their meeting on March 5, 2018. The DRC discussed the use as being compatible at this location due to the low volume of emergency vehicles being worked on during any given day and ability for all repair work to be done within the building.
7. 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).

Options

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

Agenda Item 2

1. Approve Draft Resolution A (Attachment 2), approving Conditional Use Permit 18-004, subject to site specific conditions of approval.
2. Refer the item back to staff for additional analysis.
3. Deny Conditional Use Permit 18-004 based on Findings to be specified in the Planning Commission motion.

Analysis and Conclusions

Project Summary

For the Planning Commission to consider a Conditional Use Permit request for the establishment of an emergency vehicle repair shop within an 11,000 square foot lease space within an existing building located at 1650 Ramada Drive.

General Plan / Zoning Consistency

The existing building is located in the Industrial (M) zoning district and has a Business Park (BP) General Plan Land Use designation. The M zone allows vehicle repair with the approval of a CUP. The discretion authorized with the approval of a CUP gives the Planning Commission the ability to require specific conditions of approval to insure that a particular use is compatible with surrounding uses. In this case, various special conditions of approval have been applied to the applicant's request to ensure vehicle repair for emergency response vehicles occurs inside the building, as reflected in Exhibit A to Attachment 2.

Neighborhood Compatibility / Site Design Issues

The existing building located at 1650 Ramada Drive was recently approved for various exterior modifications under PD Amendment 98-004 to support establishing separate lease spaces within the building. These modifications included adding storefront entrances, windows, loading docks, roll-up doors, and an outdoor sales area. A roll-up door was approved for the storefront entrance to Lease Space 6 which is why the proposed emergency vehicle repair shop was proposed for this location since it can accommodate large fire trucks and other similar emergency response vehicles.

The Development Review Committee met on March 5, 2018 to discuss the compatibility of the use at this location. Since the vehicle repair use is specific to "emergency vehicles" such as fire trucks and ambulances, the volume of vehicles being serviced at any given time is low when compared to standard smog and auto repair shops. The applicant indicated at this meeting that the lease space could accommodate two (2) service bays, and each bay could accommodate one (1) fire truck. Although it is not anticipated that the repair shop would be inundated with multiple vehicles, the DRC did not want the parking lot or Ramada Drive to become an overflow area for the vehicles. A condition of approval has been added that requires all emergency response vehicles waiting for parts or to be worked on to be stored within the building at all times.

Architecture and Appearance

The applicant has indicated the location of Lease Space 6 will need exterior façade improvements including the addition of a new entry door, new roll-up door, and a new concrete driveway at the entrance to the roll-up door. The exterior changes to the building for Lease Space 6 were previously approved as part of PD Amendment 98-004. A condition of approval has been added so that any tenant improvements required to bring the building up to Code related to the repair shop use shall be completed prior to issuance a Business License.

Agenda Item 2

CEQA issues

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

Options

Option 1. Option 1 takes into account the applicant has demonstrated the vehicle repair use can be self-contained within Lease Space 6 and not utilize the parking lot for emergency response vehicles waiting to be serviced. Approval of the CUP is also consistent with the previous PD Amendment (PD 98-006) which established separate lease spaces that could be occupied by potential businesses in a formerly vacant building.

Option 2. Option 2 takes into account continuing the item to a future Planning Commission meeting to further review the projects' compatibility with the surrounding area.

Fiscal Impact

None identified.

Recommendation

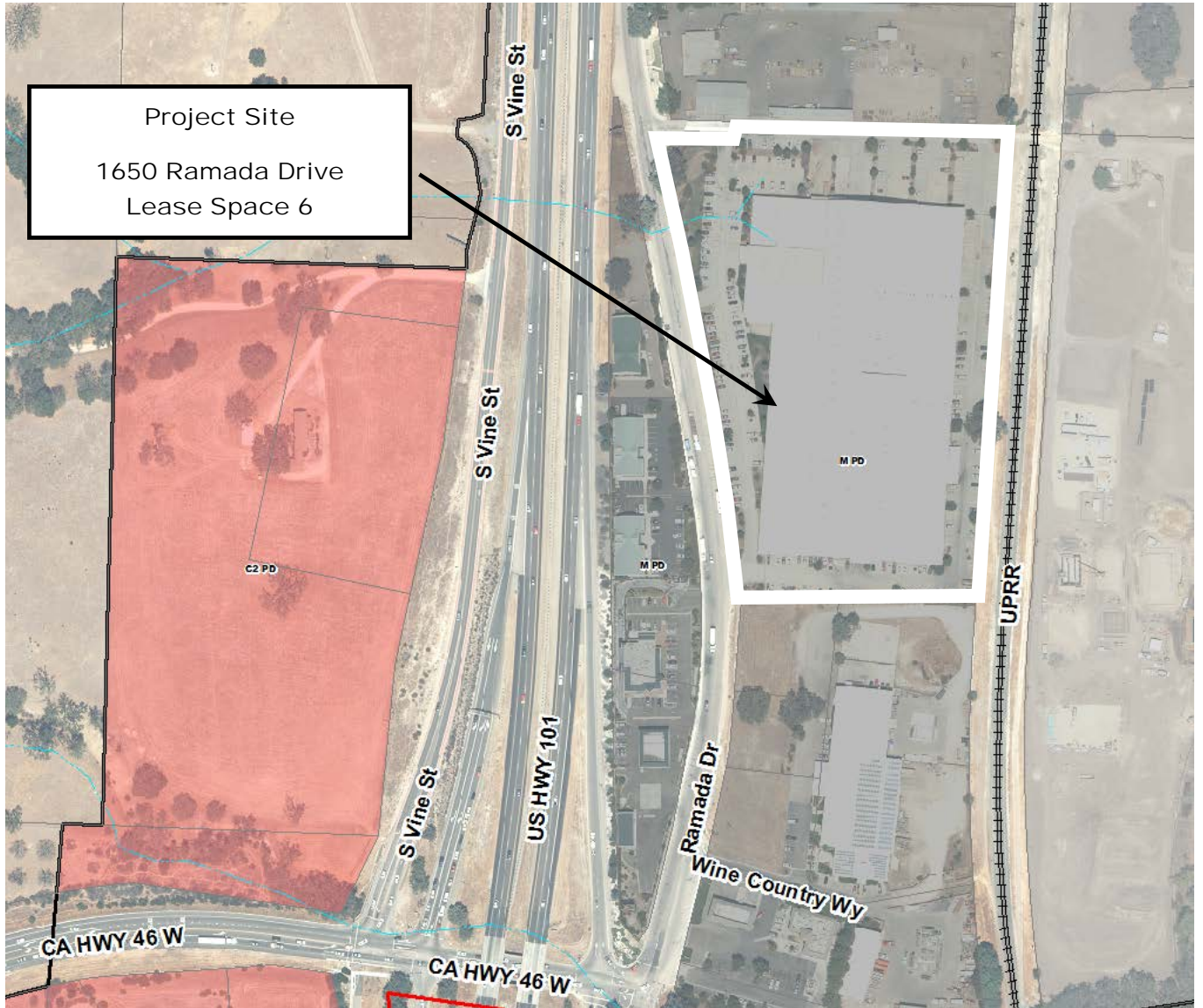
Option 1. Approve Draft Resolution A, approving Conditional Use Permit 18-004, subject to site specific conditions of approval.

Attachments

1. Vicinity Map
2. Draft Resolution A
 - Exhibit A - Conditions of Approval
 - Exhibit B - Site Plan
3. Mail affidavit
4. Newspaper affidavit

Attachment 1

Vicinity Map



Attachment 2 Draft Resolution A

RESOLUTION NO: PC 18-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES TO APPROVE CONDITIONAL USE PERMIT 18-004 LOCATED AT 1650 RAMADA DRIVE

(APN: 009-631-017)

WHEREAS, Table 21.16.200 of the Zoning Ordinance of the City of El Paso de Robles requires a Conditional Use Permit (CUP) for vehicle repair in the M (Industrial) zone; and

WHEREAS, the applicant, Covelop, has filed a Conditional Use Permit (CUP) application to establish a vehicle repair shop for emergency vehicles, within the existing building located at 1650 Ramada Drive, Lease Space 6; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on March 13, 2018, 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 18-004 subject to the following:

Section 1 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Zoning Ordinance; and
2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and

Agenda Item 2

4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood; and

Section 2- Environmental Determination: This projects qualifies for as categorically Exempt from environmental review per Section 15301 (existing building) under the State’s Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 3 - Approval: Conditional Use Permit 18-004 is approved subject to the following:

1. This Conditional Use Permit (CUP) authorizes the establishment and operation of a vehicle repair shop for emergency response vehicles (i.e. fire engine trucks, ambulances, and similar vehicles), within the existing building located at 1650 Ramada Drive, Lease Space 6, as shown on the Site Plan (Exhibit B).
2. The project shall be constructed so as to substantially conform with the following listed exhibits established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B	Site Plan

PASSED AND ADOPTED THIS 13th day of MARCH, 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOHN DONALDSON, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A

Exhibit B

Exhibit A

Conditions of Approval – CUP 18-004

Planning Division Conditions:

1. The project shall be constructed and operated in substantial conformance with Exhibit B (Site Plan).
2. This project approval shall expire on March 13, 2020, unless the emergency vehicle repair shop use established operation, or unless a time extension request is filed with the Community Development Department prior to expiration.
3. The emergency response vehicles waiting for parts or scheduled for repair shall be stored within the building at all times. There shall be no outdoor storage (either on site, on a public street, or on off-site private property) of repair vehicles, parts or materials.
4. All repair work shall be conducted within the building.
5. Prior to the issuance of a Business License, any tenant improvements required to bring the building up to Code related to the repair shop use shall be completed.
6. 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.
7. 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.

**AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Darcy Delgado, 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 18-004 on this 2nd day of March, 2018.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Darcy Delgado

THE Newspaper of the Central Coast TRIBUNE

RECEIVED MAR 08 2018 City of Paso Robles Community Development Dept

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California In and for the County of San Luis Obispo

AD #3547405 CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof - on the following dates to wit;; MARCH 2, 2018 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

[Signature of Principal Clerk]

(Signature of Principal Clerk) DATE: MARCH 2, 2018 AD COST: \$210.54

CITY OF PASO ROBLES NOTICE OF PUBLIC HEARING. NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project: APPLICATION: Conditional Use Permit (CUP 18-004), a request to establish an emergency vehicle repair shop within an existing building. APPLICANT: Damien Mavis. LOCATION: 1650 Ramada Drive; Assessor's Parcel Number 009-631-017. ENVIRONMENTAL DETERMINATION: This application is Categorical Exempt from environmental review per Section 15301 (existing facilities) of the State's Guidelines to implement the California Environmental Quality Act (CEQA). HEARING: The Planning Commission will hold a Public Hearing on Tuesday, March 13, 2018, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California. Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings. Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970. Darcy Delgado Assistant Planner March 2, 2018 3547405