



## City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Conditional Use Permit 18-05 (Truck Gear)  
Applicant: Westco Builders, Inc.  
A request for a Conditional Use Permit to establish a vehicle repair and parts installation shop in a new 4,950 square foot building.

Date: April 10, 2018

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### Facts

1. The applicant is proposing to construct a new 4,950 square foot building to establish a vehicle repair and parts installation shop, located at 3527 Combine Street (See Vicinity Map, Attachment 1).
2. The subject site is located in the C3 (Commercial / Light Industrial) zoning district.
3. Table 21.16.200 of the Zoning Ordinance requires a Conditional Use Permit (CUP) for vehicle repair and parts installation in the C3 zone.
4. The business Truck Gear would be a full service truck accessory shop specializing in fabrication and installation of truck accessories. Services would include installing toolboxes, step bars, bed covers, headlights, trailer hitches, ladder racks, etc. Truck Gear would also operate a paint booth within the service shop area for installation of spray-on bed liners. Along with these services, Truck Gear would maintain a showroom for display of the various accessories offered for installation, however, the business maintains little to no onsite inventory.
5. The proposed building has been designed as a warehouse industrial style, which is consistent with the existing buildings along Combine Street (See Architectural Rendering, Exhibit E to Attachment 2). The project would require 11 parking spaces, and has been designed with 11 spaces plus one (1) handicap accessible space (See Site Plan, Exhibit B to Attachment 2).
6. The Development Review Committee (DRC) reviewed this project at their meeting on March 12, 2018. Since the project proposes construction of a new 4,950 square foot building that will back up to Highway 46, elevations facing the highway should be treated with consistent elements as the front elevation. The DRC discussed the architecture for building and determined it would be compatible at this location.
7. This application is Categorically Exempt from environmental review per Section 15332 (infill) 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 18-05, subject to site specific conditions of approval.
2. Refer the item back to staff for additional analysis.
3. Deny Conditional Use Permit 18-05 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 and operation of a vehicle repair and parts installation shop, within the newly constructed building to be located at 3527 Combine Street.

#### General Plan / Zoning Consistency

The project is located in the Commercial / Light Industrial (C3) zoning district and has a Commercial Service (CS) General Plan Land Use designation. The C3 zone allows vehicle repair and parts installation 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 and parts installation occurs inside the building, as reflected in Exhibit A (Project Conditions of Approval) to Attachment 2.

#### Neighborhood Compatibility / Site Design Issues

The site plan and building have been designed so that the proposed structure can be used for vehicle repair and parts installation. The project will provide 11 parking spaces plus one (1) handicap accessible space and meets the minimum parking requirements for this type of use. The proposed use would be self-contained with all auto repair and installation occurring inside the building. Additionally, the project has been conditioned so that if a vehicle is waiting for parts which will take several days to arrive, the vehicle cannot be stored in the parking lot.

At this time, there is no fencing proposed for the lot, however, since there is no outdoor storage of equipment or vehicles with this business, a fence is not warranted at this time. If a fence is desired in the future, it would need to comply with the fencing requirements approved under PD 15-012 which emphasizes high quality fencing (i.e. tubular steel, wrought iron, etc.) along the rear property line abutting Highway 46. Interior lot fencing can be chain link with slats, which is consistent with existing development on Combine Street.

#### Architecture and Appearance

The proposed building has been designed as a warehouse industrial style, which is compatible with the surrounding development. Given the building design features and use of the site, the building could transition to other uses in the future should the market for use of this site change.

#### CEQA issues

This application is Categorically Exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

## Agenda Item 2

### Options

Option 1. Option 1 takes into account the applicant has demonstrated vehicle repair and parts installation would be self-contained within the building and there will not be any outdoor storage of repair vehicles, parts or materials.

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 18-05, subject to site specific conditions of approval.

### **Attachments**

1. Vicinity Map
2. Draft Resolution A
  - Exhibit A - Conditions of Approval
  - Exhibit B - Site Plan
  - Exhibit C - Floor Plan
  - Exhibit D - Elevations
  - Exhibit E - Architectural Rendering
3. Mail affidavit
4. Legal Notice

# Attachment 1

## Vicinity Map



Project Site  
3527 Combine Street

## 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 18-05**  
**LOCATED AT 3527 COMBINE STREET**  
**(APN: 025-437-013)**

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 and parts installation in the C3 (Commercial / Light Industrial) zone; and

WHEREAS, the applicant, Westco Builders, Inc., has filed a Conditional Use Permit (CUP) application to establish a vehicle repair and parts installation shop, within a newly constructed building to be located at 3527 Combine Street; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on April 10, 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 18-05 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
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

## Agenda Item 2

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 15332 (infill) under the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Section 3 - Approval:** Conditional Use Permit 18-05 is approved subject to the following:

1. This Conditional Use Permit (CUP) authorizes the establishment and operation of a vehicle repair and parts installation shop, within the newly constructed building to be located at 3527 Combine Street, 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
C	Floor Plan
D	Elevations
E	Architectural Rendering

PASSED AND ADOPTED THIS 10<sup>th</sup> day of APRIL, 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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DOUG BARTH, CHAIRMAN

ATTEST:

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WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A  
Exhibit B  
Exhibit C  
Exhibit D  
Exhibit E

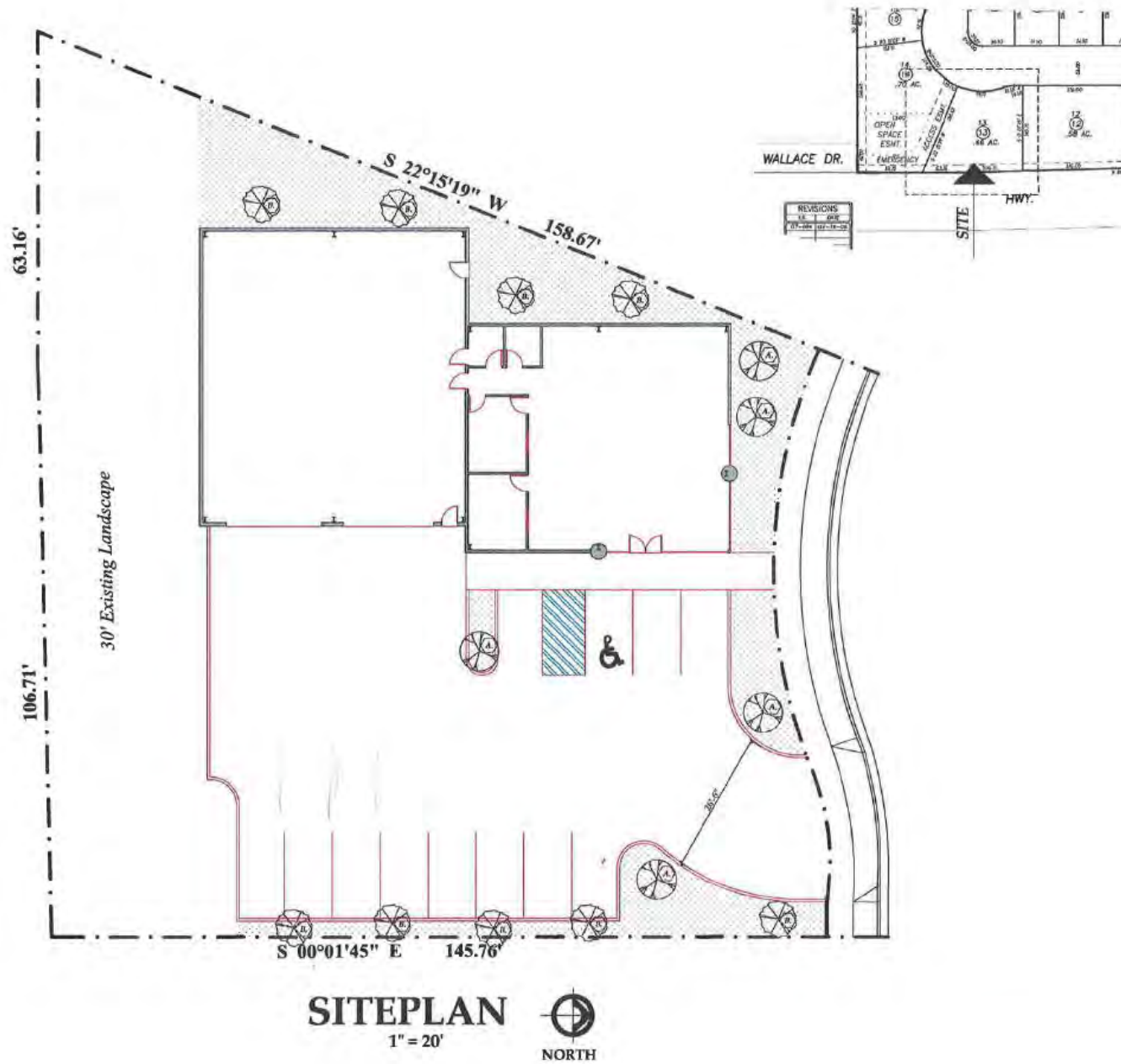
# Exhibit A

## Conditions of Approval – CUP 18-05

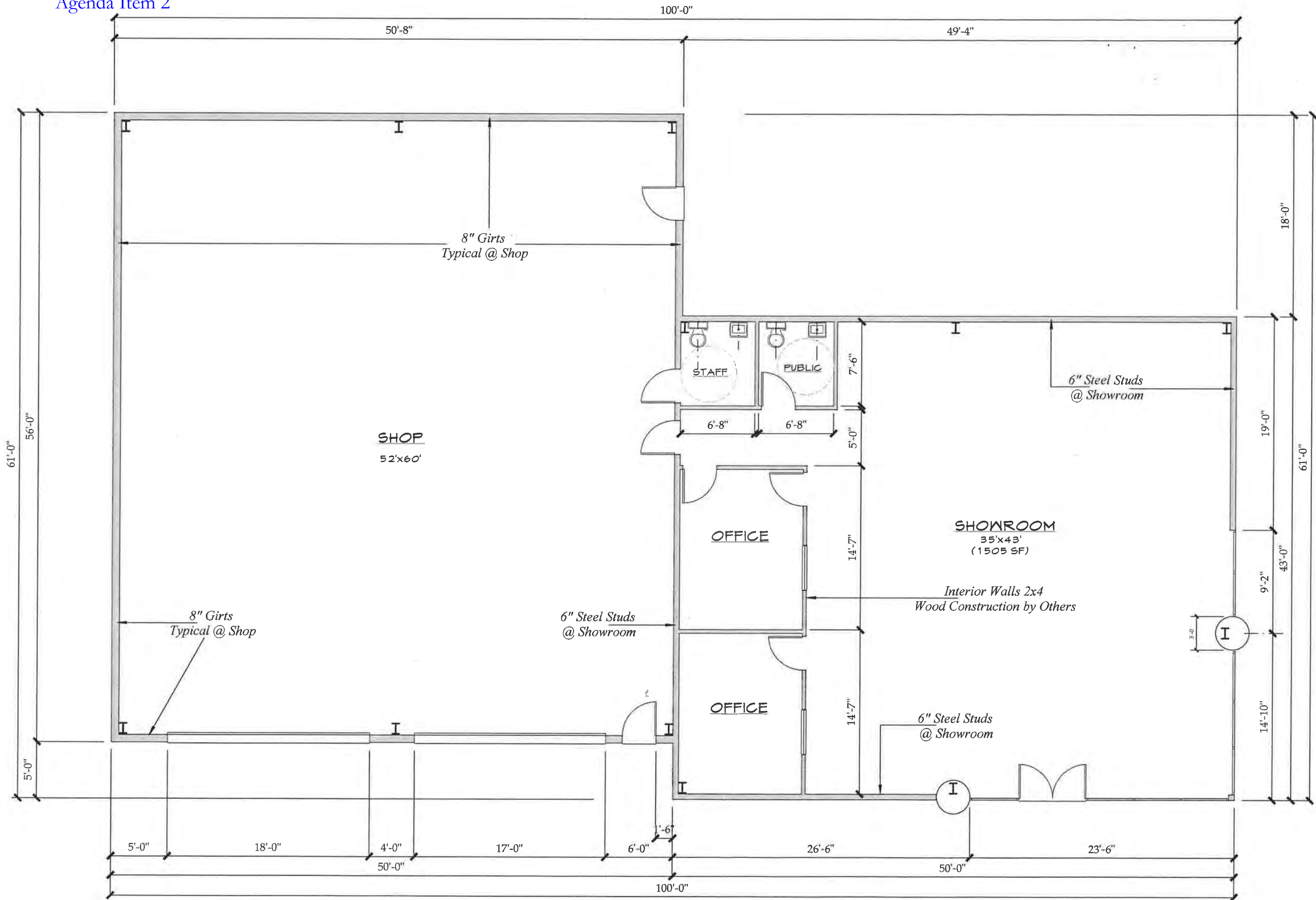
### Planning Division Conditions:

1. The project shall be constructed and operated in substantial conformance with Exhibit B (Site Plan).
2. This project approval shall expire on April 10, 2020, unless the use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
3. The vehicles waiting for parts 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. Sign permits are required for exterior wall mounted signs or free standing signs.
6. Prior to the issuance of a Business License, any improvements required to bring the building up to Code related to the repair shop use shall be completed to the satisfaction of the Building Department.
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 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.









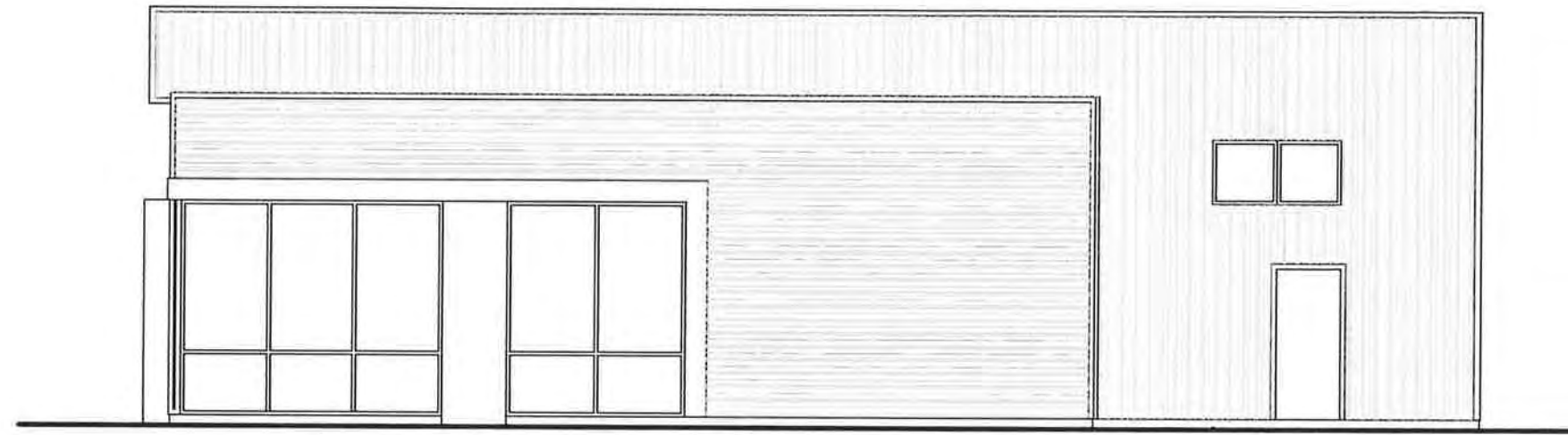
Drawings By  
 Randy O'Connor  
 945 12th Street, G  
 Paso Robles, Calif.  
 805 237 1687

Architect:  
 Nick Gilman  
 945 12th St (E)  
 Paso Robles  
 805.238.3432

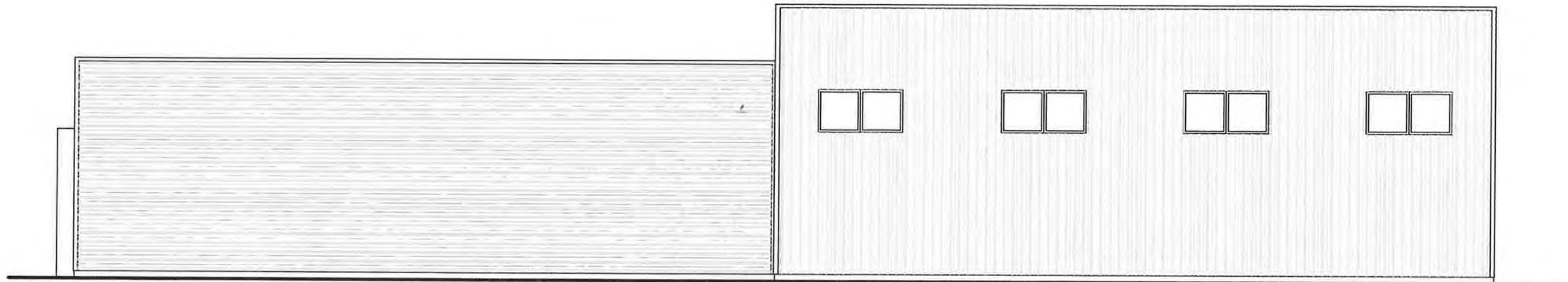
**FLOORPLAN**

**TRUCK GEAR**

Drawn \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Date \_\_\_\_\_  
 Scale \_\_\_\_\_  
 Job No. \_\_\_\_\_

NORTH ELEVATION



WEST ELEVATION

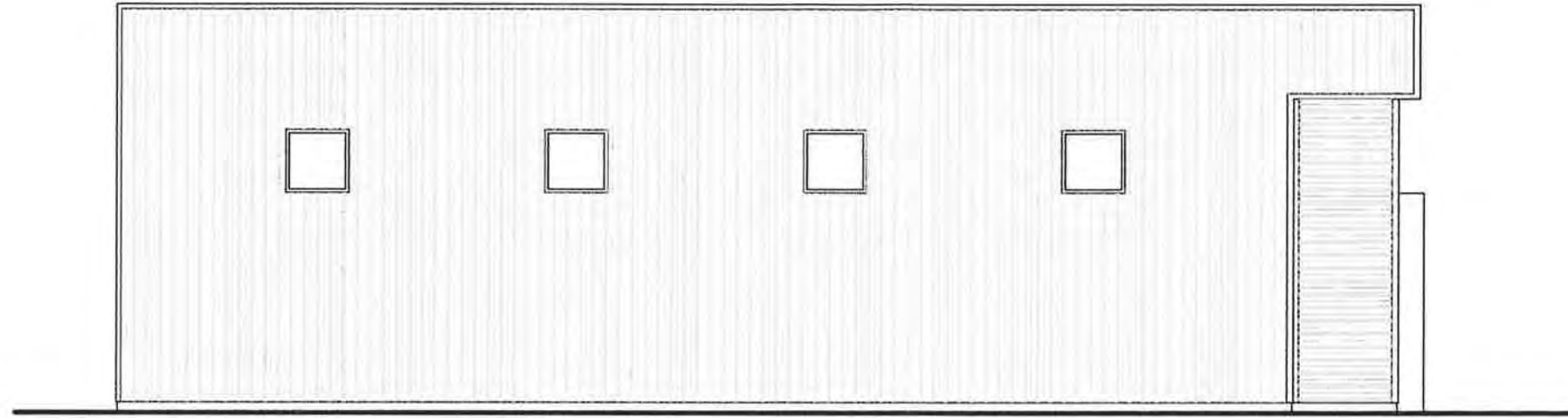
Drawings By  
Randy O Connor  
945 12th Street, G  
Paso Robles, Calif.  
805 237 1687

Architect:  
Nick Gibman  
945 12th St (E)  
Paso Robles  
805.238.3432

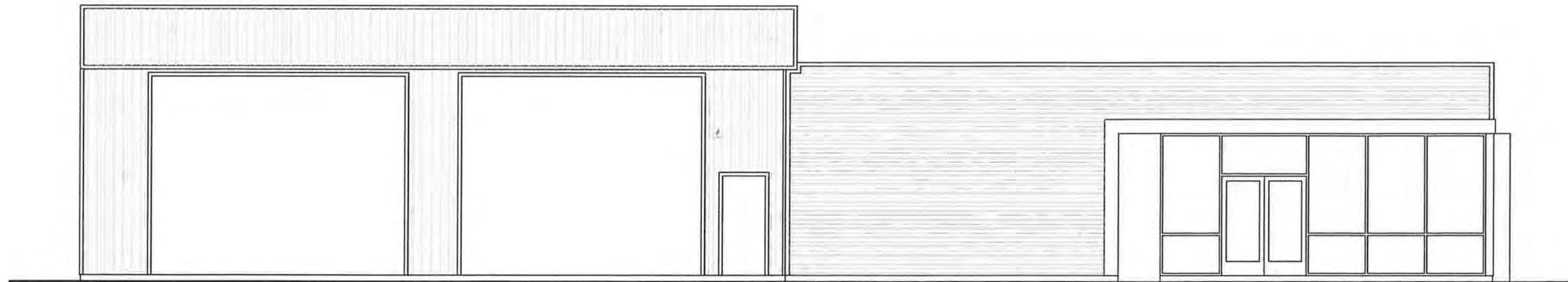
ELEVATIONS

TRUCK GEAR

Drawn  
Checked  
Date  
Scale  
Job No.



SOUTH ELEVATION



EAST ELEVATION

Drawings By  
Randy O'Connor  
945 12th Street, G  
Paso Robles, Calif.  
805 237 1687

Architect :  
Nick Gilman  
945 12th St (E)  
Paso Robles  
805.238.3432

ELEVATIONS

TRUCK GEAR

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Checked \_\_\_\_\_  
Date \_\_\_\_\_  
Scale \_\_\_\_\_  
Job No. \_\_\_\_\_

Sheet  
**5**





**TRUCK GEAR**



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

I, Monica Hollenbeck, 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 18-005, on this 29<sup>th</sup> day of March, 2018.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C Hollenbeck  
Monica Hollenbeck

RECEIVED

APR 02 2018

City of Paso Robles  
Community Development Dept

**THE** *Newspaper of the Central Coast*  
**TRIBUNE**

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

AD #3590036  
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 30, 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)

DATE: MARCH 30, 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 18-05), a request to construct a new 4,950 square foot building to establish a vehicle repair and parts installation shop.

**APPLICANT:** Westco Builders, Inc.

**LOCATION:** 3527 Combine Street; Assessor's Parcel Number 025-437-013

**ENVIRONMENTAL DETERMINATION:** This application is Categorical Exempt from environmental review per Section 15332 (in-fill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**HEARING:** The Planning Commission will hold a Public Hearing on Tuesday, April 10, 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](mailto:planning@prcity.com). Comments on the proposed application may be mailed to the Community Development Department, or emailed to [planning@prcity.com](mailto: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 30, 2018

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