

RESOLUTION NO.: 99-054  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 99007  
(Tom Wilber)  
APN: 025-403-058

WHEREAS, Conditional Use Permit (CUP) 99007 has been filed by Tom Wilber, for the development of a new outdoor storage yard for construction vehicles and equipment, and

WHEREAS, the site is located at 2931 Union Road, just west of the existing mini-storage development on the north side of Union Road, and

WHEREAS, Section 21.16.200.I.6. of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for storage lots for construction equipment, and

WHEREAS, the Planning Commission's approval of this project is preliminary until the City Council reviews the project to go forward prior to the adoption of the Airport Specific Plan, and

WHEREAS, the City Council is scheduled to review the proposal at their meeting of September 7, 1999, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 24, 1999, 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 or operation for the requested use or building applied for, will not, under the circumstances of the particular case, 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 99007 subject to the following conditions:

STANDARD CONDITIONS

1. 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.

2. The site shall be kept in a neat manner at all times.
3. Any new or existing lighting shall be fully shielded (no exposed lens). Prior to installation of any exterior lighting, cut-sheets of the fixtures shall be submitted to the Planning Divisions for review and approval.
4. Prior to the use of the storage yard, i.e. prior to placing storage materials on the property, the applicant shall meet all the conditions of approval including the installation the screened fencing and the landscaping as revised by the Development Review Committee. See Exhibit A, Site / Landscaping Plans, attached to this resolution.
5. Prior to the use of the storage yard, i.e. prior to placing storage materials on the property, the fencing and landscaping installation shall be reviewed and approved by the Planning Division.

#### **COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

6. Colored vinyl slats shall be used in the chain link fencing for the project. The slat color should complement the existing fence for the adjacent mini-storage.
7. Every other Italian Cypress shall be replaced with a 15 gallon London Plane Sycamore tree along the west property line.
8. Street trees shall be installed in the parkway area between the curb and sidewalk per Engineering Standards. These trees shall be additional to the trees on the north side of the sidewalk shown on the landscaping plan.
9. Upon future development of the property, the applicable Development Applications would need to be submitted.

#### **ENGINEERING SITE SPECIFIC CONDITIONS**

10. The applicant shall install a backflow prevention devise to the irrigation water service.
11. The existing power pole adjacent to the proposed eastern driveway shall be relocated behind the

curb. The existing curb shall be re-constructed to meet the City's standards and specifications. This condition of approval could be deleted if the proposed driveway is placed at a location to the satisfaction of the City Engineer.

12. Prior to the use of the storage yard, i.e. prior to placing storage materials on the property, the applicant shall complete the installation of the landscaping and irrigation along the parkway in Union Road. The landscaping and irrigation plans shall be submitted to the City Engineer for review and approval.
13. Prior to the use of the storage yard, i.e. prior to placing storage materials on the property, the applicant shall install driveways in accordance to the City's Standards and Specifications.

PASSED AND ADOPTED THIS 24<sup>th</sup> Day of August, 1999 by the following Roll Call Vote:

AYES: Johnson, Warnke, Finigan, Ferravanti, Tascona

NOES: None

ABSENT: Nemeth

ABSTAIN: Steinbeck

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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