

RESOLUTION NO. 00-027
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-002
(PR Truck Center/Steve Ormonde)
APN: 025-403-001 & 011

WHEREAS, Conditional Use Permit (CUP) 00-002 has been filed by Steve Ormonde, a proposal that would add a 6,300 square foot expansion to the existing 11,250 square foot Paso Robles Truck Center facility, and

WHEREAS, the site is located 2348 Golden Hill Road, the southeast corner of Golden Hill Road and Highway 46 East, and

WHEREAS, Conditional Use Permit 83055 was issued for International Harvester in 1983 that allowed a truck sales and repair business, Paso Robles Truck has operated under the umbrella of that CUP, but with the proposed expansion and intensification of the site, a revised CUP is necessary, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 11, 2000, 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 00-002 subject to the following conditions:

STANDARD CONDITIONS:

1. 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.
2. Any new or existing on-site above ground utilities shall be placed underground. This work may be done at the time the off-site lines along Golden Hill Road are undergrounded.
3. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this Resolution.
4. 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>
B	Preliminary Site Plan
C*	Preliminary Landscaping Plan
D*	Building Elevations
E*	Grading and Drainage Plan
F*	Color and Material Board
G	Section 21.21.040, General Performance Standards

* Indicates that exhibit is on file in the Community Development Department.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

5. This Conditional Use Permit (CUP 00-002) would authorize a 6,300 square foot building expansion to the existing 11,250 square foot Paso Robles Truck Center facility. Existing indoor activities including office, parts sales and truck service would remain, expansion would include additional truck service, paint booth and chassis dynamometer. Outdoor activities would include new/used truck sales, outdoor truck storage and impound yards.
6. Prior to the sale of the southern parcel, the northern parcel shall be able to "stand alone" in regards to necessary parking, access, trash enclosure as well as other zoning, building, fire and engineering requirements.
7. The phone number shall be removed from the north elevation of the existing building in order to meet sign code requirements. All other signage would remain as exists except for the "diesel service" sign currently located on the east facing elevation, this sign would be relocated on the east facing elevation of the new building. The diesel service sign (or sign of that nature, such as "truck service") shall be incorporated into the new blue band and consist of painted white letters on the blue background consistent with the other building signage (the existing wall signs including the three projection signs were approved by the DRC on April 19, 1999 and CUP 98010 was approved by the Planning Commission on December 8, 1999, allowing the installation of the existing highway oriented sign).

8. The project operations shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera (copy attached as Exhibit G).
9. The applicant shall revise the landscape plans to add additional trees/landscaping along the Hwy 46 frontage as determined adequate by the DRC. Elevation plans shall also be revised to show additional architectural treatments to the building. The plans would need to be approved by the DRC prior to the issuance of a building permit.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

10. The required fire flow for the project is 3500 gpm. An on-site fire hydrant and back-flow detention devise shall be installed to meet distance requirements.
11. Both the old and new sections will be required to have an approved automatic fire sprinkler system installed.
12. Provisions shall be made to update the Fire Department Run Book. Contact the Emergency Services Department for information.

PASSED AND ADOPTED THIS 11th Day of April, 2000 by the following Roll Call Vote:

AYES: Warnke, Tascona, Nemeth, McCarthy, Johnson, Finigan

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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