

RESOLUTION NO.: 00-030
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-003
(Stacker/Killingbeck)
APN: 009-261-018

WHEREAS, Conditional Use Permit (CUP) 00-003 has been filed by Ann E. Stacker and Gregory E. Killingbeck, a proposal to locate a small animal veterinary hospital including ancillary services of boarding and grooming, in an existing 2,800 square foot building located at 527 Pine Street, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 25, 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 00-003 subject to the following conditions:

STANDARD CONDITIONS:

1. Prior to issuance of a certificate of occupancy the applicant shall underground the existing overhead utilities.
2. Any interior or exterior improvements to the building shall go through the Building Permit process where all building and fire code standards shall be met.
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>
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B	Preliminary Site Plan
C	Floor Plan
D1 & D2	Building Elevations
E	Building Perspective
F	Bird's Eye View

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

SITE SPECIFIC CONDITIONS:

5. Details including landscaping, trash enclosure, awnings and signage shall be reviewed by the Development Review Committee prior to the issuance of Building Permits.
6. This Conditional Use Permit (CUP 00-003) would authorize the establishment of small animal veterinary hospital with ancillary boarding and grooming services in the existing 2800 square foot building located at 527 Pine Street. All activities shall be conducted indoors except for the outdoor "dog area" integrated into the landscape area adjacent to the parking lot.
7. 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).
8. The final site plan and landscaping plans shall be reviewed by the Development Review Committee prior to the issuance of building permits. The site plan shall include the location of a decorative masonry trash enclosure (split face block, slump stone or stucco covered precision block) with metal view obscuring doors.
9. If the proposed noise control measures are not adequate in mitigating the noise of animals from surrounding businesses, the Planning Commission could impose additional conditions for noise mitigation.
10. Prior to the issuance of a building permit, the applicant shall apply for an industrial waste discharge permit with the Waste Water Division of the Department of Public Works. The applicant shall comply with the conditions of the permit prior to the issuance of a certificate of occupancy.
11. The applicant shall regularly clean and maintain adjacent alley which provides primary access to the required off-street parking.
12. Prior to issuance of a certificate of occupancy, the applicant shall either underground the existing overhead utilities or enter an agreement not to protest the future formation of an Assessment District to underground the overhead utilities. The form shall be in a manner to be reviewed and approved by the City Attorney and/or City Engineer.

PASSED AND ADOPTED THIS 25th Day of April, 2000 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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