

RESOLUTION NO: 00-087

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-018
(MAJCO, INC.)
APN: 009-054-005

WHEREAS, Table 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for automotive repair in the C3 zone, and

WHEREAS, Majco, Inc. has filed a conditional use permit application to open an automotive repair business (tire store) within an existing building located at 1207 13th Street, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 12, 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, 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 00-018 subject to the following conditions:

STANDARD CONDITIONS

1. The applicant shall comply with all those conditions which are indicated in Exhibit A to this resolution.

SITE SPECIFIC CONDITONS

2. This conditional use permit (CUP) authorizes the full use of the lot for the operation of a automotive repair/ tire installation business.
3. Prior to Certificate of Occupancy, landscaping plans shall be submitted to the DRC for review. Plans shall include specific species location and size for plants within the parking area as well as the installation of landscaping on the front side (13th Street side) of the building. Plans need to include the specifics for the trash enclosure. Enclosure shall be constructed of decorative masonry and have metal screened gates.

4. Outside storage of materials or non-operative automobiles shall not be permitted under this CUP approval.
5. Signs and awnings plans shall be submitted for DRC approval prior to installation. Building Permits may also be necessary, depending on type of signs.
6. 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.
7. Staff recommends that both construction of required street improvements along Paso Robles St. and installation of underground utility service be deferred until completion of the 13th Street Bridge Widening project. A bond may be posted to guarantee construction of said improvements. In order to avoid trenching in newly constructed pavement, the applicant is advised to coordinate underground utility service installation with the Contractor of the Bridge project, preferably when traffic signal modification at that intersection is undertaken. Construction of curb, gutter and sidewalk along the Paso Robles St. frontage may either be coordinated with the Contractor for the Bridge Project or performed by a Contractor of the applicant's choice. The alignment of the future curb and gutter and the location of the existing building will result in a sidewalk of substandard width.

PASSED AND ADOPTED THIS 12th day of December, 2000, by the following roll call vote:

AYES: Warnke, McCarthy, Tascona, Steinbeck

NOES: None

ABSENT: Johnson

ABSTAIN: None

CHAIRMAN PRO-TEM, ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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