

RESOLUTION NO: 01-010

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-017
(KEN JORDAN)

APN: 008-181-006

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, Ken Jordan has filed a conditional use permit application to open an automotive repair business within a new building proposed to be located at 2114 Pine Street, and

WHEREAS, Mr. Jordan automotive repair activities would consist of replacement of parts, upholstery, detailing, wood working, electric and minor body repair (no painting would occur on site), and

WHEREAS, a public hearing was conducted by the Planning Commission on January 23, 2001, 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 00-017 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.
2. 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-1, C-2	Building Elevations
D*	Color/Materials Board

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

SITE SPECIFIC CONDITONS

3. This conditional use permit (CUP) authorizes the construction of a one bay automotive repair (restoration) shop. Automotive repair activities would consist of the following:
 - Parts installation as a primary use, (no change of fluids or internal engine work proposed).
 - Detailing Automobiles: washing & waxing and cleaning.
 - Woodworking and Upholstery.
 - Minor Body Work (no painting)
 - Auto Electric
 - Auto Sales (two car maximum, no display on site)
4. Prior to the issuance of a Building Permit, 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 along the eastern property. Plans need to include the specifics for the trash enclosure. Enclosure shall be constructed of decorative masonry and have metal screened gates.
5. Outside storage of materials or non-operative automobiles shall not be permitted under this CUP approval.
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. Prior to issuance of a Building Permit, a fencing plan shall be submitted for review by the Development Review Committee. The fence shall be 8 foot tall around the parking area at the rear of the building.
8. Prior to the issuance of a building permit, a landscape plan shall be revised to show landscaping across the eastern property line (rear).
9. Prior to the issuance of a Building Permit any existing above ground utilities shall be placed underground.
10. Pine Street adjacent the property frontage shall be constructed to its ultimate width, in accordance with City Standard A-5. It should be noted that although Std. A-5 has a detached sidewalk, the sidewalks of the nearest improved portions of the east side of Pine Street abut the curb. The Planning Commission may desire to be consistent with the nearby improvements and allow the applicant to construct a five (5) foot wide sidewalk abutting the curb.
11. Public improvement plans shall be prepared under the supervision of and signed by a Registered Engineer in the State of California. Much of the existing roadway section east of the centerline will need to be replaced or overlaid in order to ensure a smooth crossfall. Street improvements shall include proper transitions to the existing pavement.
12. A street light shall be installed along the property frontage in accordance with City Standards U-3 and U-5.
13. Overhead utility lines exist along the property frontage. Although placement of overhead utility lines underground is a standard engineering condition, the distance to the nearest utility pole is lengthy, and requiring the applicant to be responsible for such a long stretch would, in staff's opinion, be burdensome. Staff recommends that the applicant be allowed to defer installation of underground utility improvements, and that this deferral be contingent upon the applicant entering into an agreement to not oppose the formation of an assessment district to place overhead utility lines underground. This condition, however, does not relieve the applicant of the responsibility installing all utility services to the development underground.
14. Hours of operation of the automotive portion of the facility shall be limited to Monday through Friday from 8:00AM to 6:00PM.
15. Prior to the issuance of a Grading Permit, a final grading plan shall be submitted to the City Engineer for approval, the plan shall reflect the existing sewer easement.

The City Engineer may require the applicant to record an access easement on the property in order for the City to access the existing sewer easement.

PASSED AND ADOPTED THIS 23rd day of January, 2001, by the following roll call vote:

AYES: Nicklas, Warnke, Johnson, Steinbeck, Calloway

NOES: None

ABSENT: Tascona, McCarthy

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY