

RESOLUTION NO.: 01-052

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 01-006  
(Ferguson Enterprises)  
APN: 008-294-016, 017 and 002

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 outdoor storage yards in the C3 zone, and

WHEREAS, Ferguson Enterprises has filed a Conditional Use Permit application for an outdoor storage yard for the existing plumbing supply business located at 1605 Riverside Avenue, and

WHEREAS, since the Conditional Use Permit application was submitted, the applicant's have installed a 8 foot chain link fence with slats around the storage yard area and are storing materials in this area, and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on June 4, 2001, where the recommended that the Planning Commission approve the proposal with a condition that landscaping be installed where applicable, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 26, 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 01-006 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

1. This Conditional Use Permit (CUP) authorizes the full use of the proposed lot for the storage of materials for the plumbing business subject to the conditions of approval within this resolution. If there is a change in use for the outdoor area or a change in ownership of the underlying parcels, there may be consideration of modification or revocation of Conditional Use Permit 01-006.
2. A Landscaping Plan shall be submitted to the Development Review Committee showing landscaping in the following areas:
  - a. in the triangular area at the southwest corner of the site between the property line and the existing fencing.
  - b. on inside of the fencing along the railroad side.
  - c. on the 16<sup>th</sup> Street side between the back of the new side walk and the property line, or on inside of the fencing if there is no room on the outside.
  - d. Automatic irrigation shall be installed to all landscaping.

Landscaping should include the use of trees and shrubs that have good screening qualities. An example would be the use of London Plane Sycamore trees spaced at 30 feet on center.

3. Materials shall not protrude above the 8 foot high fence line.
4. Barbed wire shall not be installed on the fence unless first approved by the Development Review Committee. Constantine wire is prohibited.
5. 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.
6. 16th Street adjacent to the project site shall be widened to conform with City Standard A-12 (West Side 80' Street Standard, see attached Exhibit B). It should be noted that the existing sidewalk along both the north and south side of 16th Street between Railroad Street and Riverside Avenue is attached sidewalk, which is a deviation from the A-12 Standard.
7. A culvert currently conveys drainage underneath the railroad tracks on the north side of 16th Street. This drainage will have to be conveyed through a sidewalk drain or other approved drainage facility at some point. A drainage analysis including the hydrology calculations and justifying the size of the sidewalk drain shall be prepared.
8. Appropriate measures shall be taken to protect the Oak Tree on the north side of 16th Street. An arborist's report shall be provided indicating the necessary

mitigations to protect the health of the oak tree, and these mitigations shall be incorporated into the public improvement plans.

9. A street light along the north side of 16th Street near the westerly edge of this parcel may need to be relocated. If relocation is necessary, the overhead service line shall be placed underground.
10. All improvement plans and drainage reports shall be prepared under the supervision of and signed by a Registered Engineer in the State of California, and shall be reviewed and approved by the City Engineer prior to construction.

PASSED AND ADOPTED THIS 26<sup>th</sup> day of June, 2001, by the following roll call vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Steinbeck, Tascona, Calloway

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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