

RESOLUTION NO.: 01-081
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 01-015
(CHARLES WENTWORTH)
APN: 025-431-007

WHEREAS, an Amendment to Planned Development 93001 has been filed by Charles Wentworth for the development of approximately 25,000 square feet of additional private hangar space and approximately 3,000 square feet of office area on a partially developed parcel located at 4301 Cloud Way, and

WHEREAS, in conjunction with the PD Amendment, Conditional Use Permit 01-015 has also been submitted, requesting approval of two above ground aircraft fuel stations on that same parcel, and

WHEREAS, the City's zoning and building standards require that a conditional use permit be obtained for any above ground fuel tanks as is the case with this application, and

WHEREAS, the applicant has an existing lease with the City of Paso Robles for this parcel which includes the ability to establish fueling stations subject to compliance with the adopted and applicable Airport Rules and Regulations, and

WHEREAS, the fuel tank portion of the project would consist of two 12,000 gallon tanks that would carry aircraft fuel for private and commercial sale/use, and

WHEREAS, the Airport Advisory Committee had the opportunity to review and comment on this proposal at their meeting of July 26, 2001 and Special meeting of August 6, 2001 and were supportive of the application in its described form based on the applicant's statements of availability of restrooms to his hangar tenants, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 9, 2001 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use 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, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 01-015 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to the Amendment of Planned Development 93001 and its exhibits.

2. This Conditional Use Permit (CUP 01-015), filed in conjunction with the Development Plan Amendment application (PD 93001), would allow the establishment of above ground aircraft fueling facilities (maximum of two 12,000 gallon tanks to be established at the northwest portion of the applicant's lease parcel). These fueling islands would be permissible for private and commercial aircraft use.
3. No outdoor storage, besides operative aircraft (properly secured) shall be permitted.
4. Approval of this conditional use permit shall run concurrently with the Planned Development approval, and shall expire under the same conditions of that entitlement (2 years, with additional on year time extension increments permitted to be considered). However, once the project/site development is complete, the CUP will run indefinitely (in accordance with the Zoning Code provisions).
5. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 (General Performance Standards Applicable to All Uses) - attached as an Exhibit to the PD resolution.
6. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.

PASSED AND ADOPTED THIS 9th day of October, 2001 by the following roll call vote:

AYES:	CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK, TASCONA, WARNKE
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY
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