

RESOLUTION NO.: 02-010  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 02-004  
(ULTIMATE CAR AUDIO)  
APN: 025-403-067

WHEREAS, the applicants, Lysa and Kevin Payne, on behalf of Ultimate Car Audio, have filed a Conditional Use Permit application to operate an automobile parts installation business within a previously approved industrial storage building (PD 00-017, Resolution No. 01-002) located at 2200 Golden Hill Road in the C-3 zone, and

WHEREAS, the project has been determined to be categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 26, 2002, 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 02-004 subject to the following conditions:

STANDARD CONDITIONS OF APPROVAL:

1. This project approval shall expire on February 26, 2004 unless a time extension request is filed with the Community Development Department prior to expiration.
2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
4. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
5. Prior to occupancy, the applicant shall comply with all applicable requirements of the Uniform Building and Fire Codes in a manner subject to the approval of the Building Official and Fire Marshal.

6. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
7. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
8. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

SITE SPECIFIC CONDITIONS OF APPROVAL:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

9. The project shall be constructed so as to substantially conform to the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan

10. This Conditional Use Permit (CUP) authorizes the operation of an automobile stereo business consisting of audio equipment sales, repairs and installation in a manner described in attached exhibits and as by conditions contained within this resolution.
11. 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.
12. Prior to any use of the project site or business activity being commenced thereon, a Certificate of Occupancy must be issued by the City of El Paso de Robles' Building Department.
13. All services, parts installation and repairs shall be conducted wholly within the building at all times. There shall be no outdoor activities including storage permitted on the premises.

14. All sound testing of audio and stereo equipment shall be conducted wholly within the building. The project shall comply with Section 21.21.040.c of the City Municipal Code at all times.
15. The project shall comply with all conditions of approval contained in Planning Commission Resolutions 01-001 and 01-002 for the Development Plan for the building, approved on January 9, 2001 under PD 00-017.
16. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.

PASSED AND ADOPTED THIS 26<sup>th</sup> Day of February, 2002, by the following roll call vote:

AYES: FERRAVANTI, JOHNSON, KEMPER, MCCARTHY, STEINBECK

NOES: NONE

ABSENT: CALLOWAY, WARNKE

ABSTAIN: NONE

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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