

RESOLUTION NO.: 02-040

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 02-013
(Rental Depot)
APN: 009-109-004

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 equipment rental including outdoor storage in the Manufacturing, Planned Development (M-PD) zone, and

WHEREAS, John Boes, on behalf of Rental Depot has filed a Conditional Use Permit application for an outdoor storage yard for the existing property located at 1005 Riverside Avenue, and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on June 24, 2002, where the recommended that the Planning Commission approve the proposal with a condition that landscaping along the 10th Street frontage be added, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 9, 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, 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 02-013 subject to the following conditions:

SITE SPECIFIC CONDITONS

1. 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>
A	Site Plan

2. This Conditional Use Permit (CUP) authorizes the full use of the proposed lot for the storage of rental equipment 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 02-013.
3. Per the DRC review on June 24, 2002, the applicant shall modify the existing location of the chain link fence to provide three 9-foot by 5-foot "pockets" for landscaping (see attached Exhibit A). The applicant shall review landscape plan and the color of the fence slats with City Staff prior to installation. Landscaping and fence screening improvements shall be made prior to occupancy of the building or the storage yard.
4. 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.
5. Any proposed signage shall be applied for through the City's Development Review Committee and get the necessary sign/building permits prior to installation.
6. Any existing or proposed exterior lighting shall be fully shielded. The applicant shall review the proposed lighting fixtures with Planning Staff prior to installation.

PASSED AND ADOPTED THIS 9th day of July 2002, by the following roll call vote:

AYES: Ferravanti, Warnke, McCarthy, Steinbeck, Johnson, Calloway, Kemper

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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