

RESOLUTION NO.: 02-025

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 02-001
(JOHN SHAW)
APN: 009-111-005

WHEREAS, Section 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 businesses in the Commercial/Light Industrial (C3) zoning district, and

WHEREAS, the applicant, John Shaw, has filed a Conditional Use Permit application to establish an automotive repair business within the C3 zoning district, located at 1123 Paso Robles Street, and

WHEREAS, the project is exempt from the California Environmental Quality Act as a Class 15301 categorical exemption, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 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 site specific conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use 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 02-001 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. This Conditional Use Permit authorizes the establishment of an automotive repair business in Suites C and B in two phases. Prior to the expiration of this approval and implementing Phase Two of this approval, the applicant shall provide additional onsite parking.
2. This project approval becomes effective upon completion of all conditions of approval to the satisfaction of the Community Development Director and the City Engineer or their designees. This project approval shall expire on April 9, 2004 unless all conditions of approval have been met or a time extension request is filed with the Community Development Department.
3. The project shall substantially conform to the attached Exhibit:

Exhibit A Standard Public Works/City Engineering Conditions

Exhibit B Site Plan

Exhibit C Floor Plan

4. Prior to issuance of a Certificate of Occupancy or a Business License, the applicant shall construct a decorative, masonry trash enclosure with view obscuring gates onsite. All trash receptacles shall be kept inside the enclosure.
5. Prior to issuance of a Certificate of Occupancy or a Business License, the applicant shall install additional landscape screening between the fence at the rear property line and the retaining wall to screen the project site from U.S. Highway 101. Landscaping materials shall be approved by Development Review Committee prior to installation.
6. Prior to issuance of a Business License, the applicant shall underground all overhead utilities on or adjacent to the subject property or enter into an agreement Not to Oppose the Formation of an Underground Assessment District. The subject utilities shall include the following: a) Lines fronting the project on Paso Robles Street, and b) Lines fronting on 12th Street.
7. Prior to issuance of a Business License or Certificate of Occupancy, the applicant shall construct a City Standard handicap ramp, consistent with Standard Drawing B-9, at the intersection of Paso Robles Street and 12th Street.
8. The site and building shall be brought into conformance with all code requirements for an office or commercial use, including, but not limited to, fire code, building codes and site development codes.
9. Prior to issuance of a Certificate of Occupancy or a Business License all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
10. 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.
11. 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.
12. 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. The amount of wall mounted signage is based on one square foot per linear foot of building frontage on a street. This square footage is shared with other tenants in the building.

13. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and be subject to approval by the Community Development Director or his designee.
14. The applicant shall cooperate and participate in any landscaping plan developed for the Caltrans right of way along Highway 101, located directly behind (west) the project site to the edge of highway pavement.
15. Prior to implementing Phase Two of this project and / or receiving a Certificate of Occupancy for Suite B, the applicant shall demonstrate that the site meets the parking criteria of 3 spaces per repair bay.
16. Pursuant to submittal requirements and 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.

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

AYES: FERRAVANTI, WARNKE, McCARTHY, STEINBECK, JOHNSON,
CALLOWAY, KEMPER

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

i/kmargason/CUPS/CUP02-001 Shaw/CUP0201 Reso