

RESOLUTION NO.: 03-003
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 02-016
(Jiffy Lube)
APN: 009-841-023

WHEREAS, Planned Development 02-008 has been filed by Steven D. Pults & Associates on behalf of Jiffy Lube (Ed Petrilli/Phase II Realty), to construct an approximate 2,303 square foot Jiffy Lube facility with a 1,544 square foot basement, and

WHEREAS, the project would be located on the existing vacant 22,614 square foot site located on the southeast corner of Oak Hill Road and South River Road, and

WHEREAS, in conjunction with PD 02-008 an application for Conditional Use Permit 02-016 has been filed seeking Planning Commission approval for the automotive repair use as required by Section 21.16.200 of the Zoning Code, and

WHEREAS, in conjunction with PD 02-008 & Conditional Use Permit 02-016, an application to abandon the portion of Old South River Road between Oak Hill Road and South River Road has been submitted, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 14, 2003, to consider facts as presented in the staff report prepared for this project, and to accept public testimony, 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 02-016 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 02-008 and Street Abandonment 02-005 and its exhibits.
2. This Conditional Use Permit, CUP 02-016 in conjunction with Planned Development application, PD 02-008, would allow the construction of an approximate 2,303 square foot

Jiffy Lube facility with a 1,544 square foot basement for the operation entailing the lube, oil and filter of vehicles. No major vehicle repairs or long term storage of vehicles would be permitted.

3. 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.
4. The automotive repair use shall be subject to the General Performance Standards for all uses, Section 21.21.040 in the Zoning Code.

PASSED AND ADOPTED THIS 14th day of January, 2003 by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

darren/pd/JiffyLube/CUP Res