

RESOLUTION NO: 03-049

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 03-009
(Shift N' Gears Pit Stop)

APN: 008-051-021

WHEREAS, Table 21.16.200.G.e. of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for service and repair of motorcycles in the C3 zone, and

WHEREAS, Mark Sylvestre and Terry Webb have filed a Conditional Use Permit application for motorcycle service in repair for the property located at 2805 Black Oak Dr., and

WHEREAS, the motorcycle service and repair uses would be in conjunction with the already permitted uses which include; restaurant, motorcycle parts sales, accessories and apparel sales and motorcycle rental, and

WHEREAS, the applicants are requesting the Planning Commission to allow the reuse of the existing highway oriented sign to advertise the Shift N' Gears business, and

WHEREAS, the highway oriented sign would not stay the same height and not gain any square footage, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 10, 2003 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 03-009 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 service and repair of motorcycles in conjunction with the already permitted uses including: Barbeque-style restaurant, motorcycle part sales, sale of accessories and apparel, and motorcycle rental. The Conditional Use Permit also would allow the reuse of the existing highway oriented sign to advertise the Shift N' Gears business. If there is a change in use or a change in ownership of the underlying parcels, there may be consideration of modification or revocation of Conditional Use Permit 03-009.
3. The final sign plans for the building and the highway-oriented sign shall be reviewed and approved by the Development Review Committee.
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. The reuse of the existing highway oriented sign shall include the reuse of the existing faces and shall not get larger in square footage or any taller.
6. All motorcycle repairs and service shall take place inside the building.

7. All necessary Building Permits involved for service and repair of vehicles shall be obtained prior to service and repair activities operating within the building.
8. Any existing or proposed exterior lighting shall be fully shielded. The applicant shall review the proposed lighting fixtures with Planning Staff prior to installation.
9. There shall be no overnight outdoor storage of vehicles on site.
10. Existing trash enclosure shall remain functional. If remodel would effect existing trash enclosure a new decorative masonry trash enclosure shall be constructed prior to occupancy.

PASSED AND ADOPTED THIS 10th day of June 2003, by the following roll call vote:

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

NOES: None

ABSENT: Calloway

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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