

RESOLUTION NO.: 04-119

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 04-019  
(NORTON/SHORES CARWASH)  
APN: 025-362-015

WHEREAS, Planned Development PD 04-019 has been filed by Jim Shores on behalf of Diane Norton, to construct a new 8-bay car wash with an ancillary coffee kiosk and delicatessen, located on the southwest corner of Union Road and Golden Hill Road; and

WHEREAS, the site is zoned C3,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission; and

WHEREAS, at its October 26, 2004 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefore; and

WHEREAS, the proposed project is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since car wash uses are not encouraged to be located in the downtown.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
  - B. The Project maintains and enhances the significant natural resources on the site. The site is currently vacant and no road improvements, with the development of the site, the much needed road improvements will be completed.
  - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished with orientation of more noise intensive buildings being located away from the existing residential to the south.
  - D. The design and the density of the Project is compatible with C3,PD zoning, and the site has been designed to lessen impacts to the surrounding development and does not create a disharmonious or disruptive element to the neighborhood.

- E. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 04-019, subject to the following conditions:

**STANDARD CONDITIONS:**

- 1. The Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.

**PLANNING SITE SPECIFIC CONDITIONS:**

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

- 2. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Preliminary Grading & Drainage Plan / Site Plan
C	Architectural Elevations – Car Wash Structure
D	Architectural Elevations – Coffee Kiosk and Deli
E	Landscape Plan
F	Color and Materials Board (on file in the Community Development Dept.)

- 3. This Development Plan for PD 04-019 allows for development and operation of the 8-bay car wash with an ancillary coffee kiosk and delicatessen.
- 4. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 04-013 and related exhibits.
- 5. Exterior light fixtures including any building mounted or parking lot pole lights shall be fully shielded. Cut-sheets of the lights shall be submitted prior to the submittal of the construction plans for City review.
- 6. All signage shall be reviewed by a separate permit and be reviewed by the Development Review Committee and receive any building permits.
- 7. Any roof mounted equipment shall be fully screened with materials that match the building. Screening shall be shown on the construction drawings.

8. A trash enclosure shall be located on the site. The enclosure shall be shown on the site plan submitted with the construction drawings. The enclosure needs to match the colors/materials of the project and have view obscuring metal gates.
9. The existing masonry wall located along the southern property boundary (adjacent to the residential) needs to be at least 5-feet high from finish grade. The wall may need to be added to, to make it higher, or an additional wall may need to be constructed in order to comply with Chapter 21.22 Off Street Parking, which requires a minimum 5-foot decorative masonry wall when a commercial parking lot faces a residential neighborhood.
10. As suggested by the DRC at their meeting on October 18, 2004, a 3 to 4 foot high decorative “screen wall” shall be constructed along the northeast corner of the site. The wall will provide a screen to the two automatic stalls, as well as provide for the incorporation of a monument sign. Final details for the wall/sign needs to be reviewed by the DRC prior to the issuance of a building permit for the carwash.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

11. Prior to occupancy, the applicant shall construct improvements to Golden Hill Road and Union Road in accordance with plans approved by the City Engineer. The plans and construction program shall include street lights, underground utilities and fire hydrants as required by the Fire Chief. The applicant shall dedicate any necessary public right-of-way needed for the installation of the street improvements in accordance with the approved plans.
12. Prior to occupancy, landscaping shall be provided in the public right-of-way in accordance with plans approved by the Planning Division and Streets Superintendent.
13. Prior to occupancy, the applicant shall construct a 24-inch water main in Golden Hill Road along the frontage of the property. The applicant may apply to the City Council for reimbursement of construction costs for this installation.

PASSED AND ADOPTED THIS 26th day of October, 2004, by the following roll call vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN TOM FLYNN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY