

RESOLUTION NO.: 04-120

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 04-013
(NORTON/SHORES CARWASH)

APN: 025-362-015

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 car washes (self-serve and mechanical) in the C3,PD zone; and

WHEREAS, Jim Shores on behalf of Diane Norton has filed a Conditional Use Permit application to construct a new 8-bay car wash with an ancillary coffee kiosk and delicatessen; and

WHEREAS, the project would be located on the vacant 1.26 acre parcel located on the southwest corner of Union Road and Golden Hill Road; and

WHEREAS, the applicant was submitted in conjunction with an application for PD 04-019, which is necessary since the property is located in the C3,PD zoning district; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 26, 2004, 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 04-013 subject to the following conditions:

STANDARD CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 04-019 and related exhibits.

SITE SPECIFIC CONDITIONS

2. This Conditional Use Permit (CUP) authorizes the full use of the lot for the operation of an 8-bay self-serve carwash with ancillary coffee kiosk and delicatessen as shown on the Exhibits attached to PD 04- 019.
3. Outside storage of materials or non-operative automobiles shall not be permitted under this CUP approval.
4. Sign plans shall be submitted for DRC approval and receive all necessary Building Permits prior to installation.
5. 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.
6. The car wash activities shall be limited to the hours of 6:00am to 10:00pm. All lighting except those shielded lights necessary for security purposes shall be shut off at the times listed above. If there are complaints regarding the hours of operation, the Planning Commission shall have the purview of changing the hours without the need of a public hearing.
7. Prior to the issuance of a building permit, the applicant and his architect/engineer shall work with Planning Staff to determine appropriate placement, height and shielding for

all exterior lights. House side shields will be required for all pole lights. The pole lights shall be as low as possible not to extend above 12-feet to the top of the fixture.

8. The property owner shall take steps necessary to avoid the subject property becoming an attractive nuisance and/or location for loitering, including but not limited to providing on-site security in a form or forms to be directed by the Police Department.

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

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:darren/PD04-019/Shores/NortonCarWashPCres