

RESOLUTION NO.: 06-0019

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 06-001
(C&D TOWING)

APN: 008-121-018

WHEREAS, Section 21.18.A of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for towing businesses with vehicle storage lots; and

WHEREAS, Clarence Marques on behalf of C&D Towing submitted a Conditional Use Permit application for his towing business with outdoor storage of vehicles; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 28, 2006 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, this application is Categorically Exempt from environmental review per Section 1503 of the State's Guidelines to Implement CEQA; 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 06-001 subject to the following conditions:

STANDARD CONDITIONS

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

SITE SPECIFIC CONDITIONS

2. This Conditional Use Permit (CUP) authorizes the use of the existing lot at 912-26th Street for the towing business along with the outdoor storage of vehicles as shown on the Site Plan, Exhibit A.
3. Prior to the issuance of a business license for C&D Towing to operate at 912-26th Street the following improvements need to be made to the site:
 - a. New slats shall be inserted into the existing chain link fences along the eastern and northern property lines of the site.
 - b. The existing landscaping needs to be cleaned-up and maintained. Additional landscaping needs to be planted where necessary. A new street tree needs to be planted in the existing planter.
 - c. Fence replacement, repair and painting needs to be done as necessary to eliminate rust.
 - d. Parking lot needs to be striped and brought into compliance with all necessary building/ADA codes.
 - e. The applicant shall enter into an agreement not to protest the formation of an assessment district to underground the existing overhead utilities in the block.
 - f. Any exterior lighting shall be reviewed and approved by Planning Staff and get any necessary building permits prior to installation.
 - g. Any signage needs to meet the City's Sign Ordinance and be reviewed and approved by the Development Review Committee (DRC).
4. No storage of equipment or vehicles shall take place on the site other than the areas shown on the site plan (Exhibit A). No storage is allowed on the site north of the existing office building and storage building.
5. A decorative masonry trash enclosure needs to be installed with screened metal gates on site.
6. A fire department turn-around needs to be installed at the eastern terminus of 26th Street to the satisfaction of the Emergency Services Department.
7. 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.

PASSED AND ADOPTED THIS 28th day of February 2006, by the following roll call vote:

AYES: Holstine, Flynn, Menath, Hamon, Steinbeck, Withers

NOES: None

ABSENT: Mattke

ABSTAIN: None

CHAIRMAN JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY