

RESOLUTION NO: 06-0104  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 06-007  
(Clayton)  
APN: 025-433-001

WHEREAS, Planned Development PD 05-024, has been filed by Frank and Betty Clayton for the development of a new trailer sales and service business with outdoor storage of trailer inventory, situated on a 3 acre parcel located on the northeast corner of Highway 46 East and Paso Robles Blvd., and

WHEREAS, the site is zoned C2,PD, according to Table 21.16.200 of the Zoning Code, new vehicle sales are permitted in the C2 zone, and

WHEREAS, the service and repair of the trailers are permitted with the approval of a Conditional Use Permit, and

WHEREAS, in conjunction with PD 05-024, the applicants have submitted an application for Conditional Use Permit 06-007, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 22, 2006 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, 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, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 06-007 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 05-024 and its exhibits.

2. The approval of Planned Development PD 05-024 in conjunction with Conditional Use Permit 06-007 would allow the construction of the establishment of the new trailer sales business including the service and repair of trailers within the building. Use of the lower portion of the site may be used for storage of new trailer inventory in the northerly portion of the site only (See Exhibit C of the resolution approving PD 05-024 for the trailer storage area).
3. The lower portion of the site may only be used for overflow storage of new trailer inventory provided the storage area is adequately screened from view in accordance with PD 05-024. Other storage of trailers/vehicles, equipment and materials is not permitted.
4. The service and the repair of trailers is an accessory to the new trailer sales business on site. In the future, if other sales and service businesses are proposed, such as automobile sales and/or automobile service & repair, a separate Conditional Use Permit would be required.
5. 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.

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of August 2006 by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

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