

RESOLUTION NO.: 07-061

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 07-008
(Paso Robles Ford)
APN: 025-421-004 & 005

WHEREAS, Center Neon on behalf of Paso Robles Ford, has submitted an application for CUP 07-008 requesting to construct a 30-foot tall Highway Oriented pole sign; and

WHEREAS, the sign is proposed to be constructed at the newly constructed Paso Robles Ford site, located at 2401 Oakwood Drive; and

WHEREAS, according to Section 21.19.040.H, Sign Ordinance, Highway Oriented Signs are permitted in this geographic area of the City subject to the approval of a Conditional Use Permit; and

WHEREAS, according to Resolution 96-35 Highway Oriented Signs can be placed in the geographic area of Highway 46 East and Golden Hill Road subject to meeting the required design standards; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 26, 2007, 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 15301c 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 makes the following findings:

- a. 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; and
- b. that the highway oriented sign as shown in Exhibits A & B of this resolution, meets the intent of Section 21.19.040.H, since the Ford dealership is a highway

oriented use and the proposed 30-foot height would seem reasonable for visibility from Highway 46 East and consistent with other poles signs in the area.

- c. that the highway oriented sign as shown in Exhibits A & B of this resolution, meets the design criteria outlined in Resolution 96-35 which specifies height, square footage and architectural design for signs in the Highway 46 East/Golden Hill Road intersection.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 07-008 subject to the following 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	Sign Elevation
B	Site Plan

- 2. The approval of CUP 07-008 allows for the installation of a 30-foot tall Highway Oriented Pole Sign as described in Exhibits A & B.
- 3. This CUP 07-008 is valid for a period of two (2) years from approval and must be activated within this time frame. Once the CUP is activated, the entitlement shall apply to the property. The Planning Commission may extend this expiration date for an additional three (3) years if a time extension application has been filed with the City along with the fees before the expiration date.
- 4. All on-site signage shall conform with the Sign Ordinance, including any temporary signage, which includes inflatable signs and banners.
- 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.

PASSED AND ADOPTED THIS 26th day of June 2007, by the following roll call vote:

AYES: Steinbeck, Flynn, Menath, Withers, Holstine

NOES: None

ABSENT: Treatch, Johnson

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY