

RESOLUTION NO.: 07-063

A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 06-010
TO ESTABLISH AN AUTOMOTIVE CENTER AT 12TH AND PASO ROBLES STREET
APN: 009-051-014, APPLICANT – CMR PROPERTIES, LLC

WHEREAS, Conditional Use Permit (CUP) 06-010 has been filed by CMR Properties; and

WHEREAS, CUP 06-010 is a proposal to establish an automotive center; and

WHEREAS, the City's General Plan and Economic Development Strategy include policies that support commercial development in infill areas; and

WHEREAS, the proposed project is consistent with policy direction in the Draft Salinas River Plan and Draft Gateway Standards; and

WHEREAS, the proposed building and use and potential retail uses of the building would be consistent with the City Zoning Code, and is compatible with surrounding land uses; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 12th and July 10th, 2007 to accept public testimony on this Conditional Use Permit application; and

WHEREAS, based upon the facts and analysis presented in the staff report and makes the following findings:

1. The project will not 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.
2. The project is consistent with the General Plan Land Use Designation, and applicable zoning standards.
3. The project is compatible with surrounding development, Draft Gateway Design Standards, and Draft Salinas River Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 06-010, subject to the following conditions:

STANDARD CONDITIONS

1. The project shall be operated in substantial conformance with the following conditions established by this resolution:
2. 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.
3. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.

4. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
5. Use and operation of the business and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).

SITE SPECIFIC CONDITIONS

6. A sign permit shall be required prior to installation of any signs, and shall be reviewed and approved by the Development Review Committee.
7. The applicant shall not oppose formation of an underground utility district and shall participate in said district to underground the utilities lines along the property frontage, should a district be formed.
8. Vehicle storage for vehicles being repaired shall be stored in the rear, gated area of the site.
9. All vehicle repair, maintenance, equipment installation, or any other vehicle related work being conducted by businesses on the project site shall be conducted within the work bays of the building.
10. No more than 9 work bays shall be permitted within the building.
11. Twenty-nine parking spaces shall be provided on-site unless the City utilizes the 12th Street public right-of-way for other uses, as approved by the City.
12. Storm water quality facilities must be provided with the development to improve the quality of the storm water run-off in accordance with a design approved by the City Engineer.
13. The applicant shall ensure that the City has continuous access and staging area for the City's sewer lift station on the property.

PASSED AND ADOPTED THIS 10th day of July, 2007 by the following Roll Call Vote:

AYES: Commissioners – Withers, Johnson, Flynn, Treach, Steinbeck, and Chair Holstine
NOES: Commissioners - None
ABSENT: Commissioners - Menath
ABSTAIN: Commissioners - None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY