

RESOLUTION NO: 10-010

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 10-002
(Country Farm and Craft Market – Judy Ann Suschke)
APN: 025-422-030

WHEREAS, Judy Ann Suschke on behalf of the Country Farm and Craft Market, has filed a Conditional Use Permit application to establish a Certified Farmer's Market within the parking lot at the Golden Hill Plaza (Lowe's) located at 2429 Golden Hill Road; and

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for Certified Farmers Markets in the C3 zoning district; and

WHEREAS, the Market would utilize approximately 30 parking spaces on Friday afternoons within the parking lot in an area that would not conflict with existing businesses or future construction; and

WHEREAS, Regency Centers will review the contract with the Market on a bi-annual basis to determine that the Market is not conflicting with existing businesses of future construction; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 27, 2010, 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, and 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 10-002 subject to the following conditions:

STANDARD CONDITIONS

1. 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.

2. The site shall be kept in a neat manner at all times.

SITE SPECIFIC CONDITIONS

3. This conditional use permit (CUP) authorizes the establishment of a certified farmers market to be located in the Golden Hills Plaza parking lot at 2429 Golden Hill Road, on Friday of each week in a manner described in the attached exhibits and subject to the conditions contained within this resolution. The Market shall be operated within the area of the parking lot indicated on Exhibit A, and subject to the conditions established by this resolution.
4. If in the future, as the shopping center develops it is determined that it is necessary to move the market to an alternate area, the location shall be approved by the Development Review Committee (DRC).
5. The market will operate for 6 months each year, from the end of May to the end of November. The time will be 4pm to 7pm during spring and summer months and 3pm to 6pm during fall/winter months.
6. The Market shall be managed in accordance with the rules, laws and regulations as established by the California Department of Food and Agriculture and the San Luis Obispo County Agricultural commissioner.
7. All signage shall be reviewed and approved by the Development Review Committee (DRC).

PASSED AND ADOPTED THIS 27th day of July, 2010 by the following Roll Call Vote:

AYES: Treach, Gregory, Garcia, Nemeth, Peterson

NOES: None

ABSENT: Vanderlip, Holstine

ABSTAIN: None



JOEL PETERSON, CHAIRMAN

ATTEST:

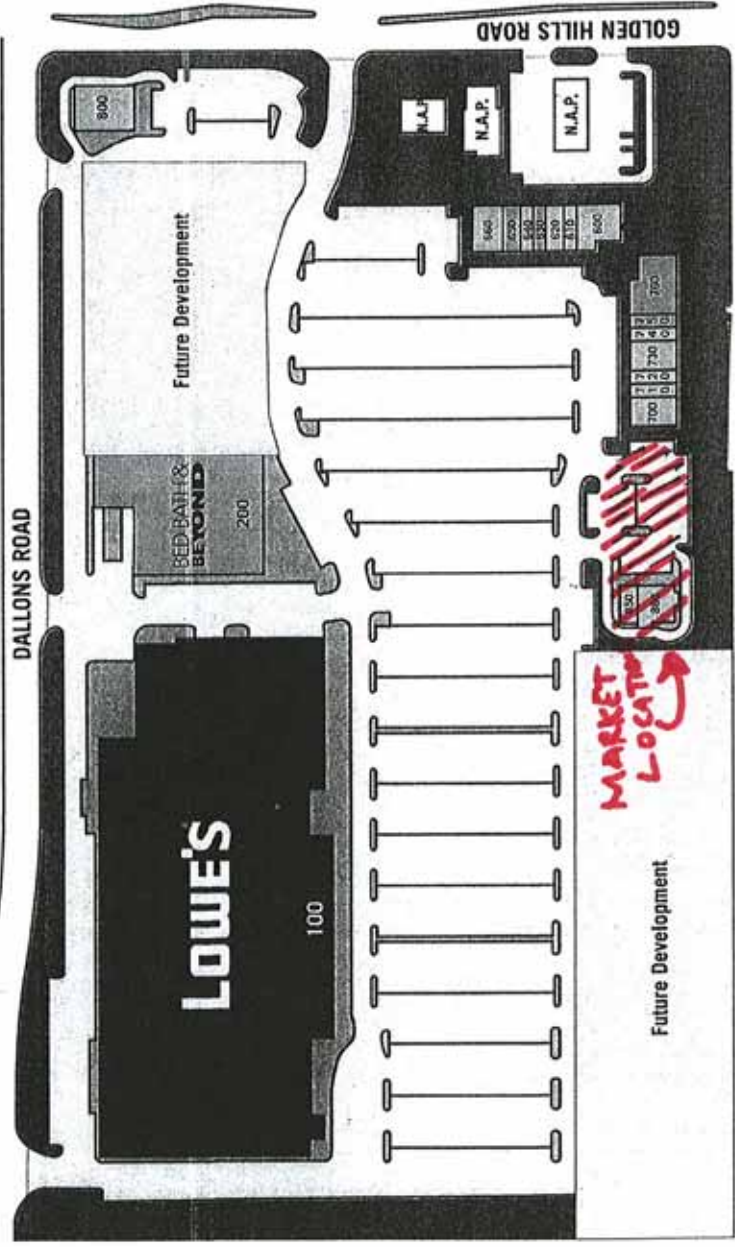

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

Golden Hills Plaza
 Highway 46 & Golden Hills Road
 Paso Robles, California 93446

regencycenters

CENTER SIZE
223,104 SQ. FT.

Available	Anchor	Leased
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N.A.P. (Not A Part)		
100	Lowie's	169,112 SQ. FT.
200	Bed Bath & Beyond	25,000 SQ. FT.
600	Available	2,201 SQ. FT.
610	Available	1,200 SQ. FT.
620	Available	1,400 SQ. FT.
630	The UPS Store	1,200 SQ. FT.
640	Available	1,200 SQ. FT.
650	Sky Nails & Spa	1,440 SQ. FT.
660	Available	1,793 SQ. FT.
700	Available	2,200 SQ. FT.
710	Available	1,200 SQ. FT.
720	Available	1,283 SQ. FT.
730	Available	2,000 SQ. FT.
740	Available	1,197 SQ. FT.
750	Subway	1,100 SQ. FT.
760	Me & Ed's Pizza	3,317 SQ. FT.
800	Available	3,000 SQ. FT.
850	Available	1,200 SQ. FT.
860	Available	2,400 SQ. FT.



This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.



Exhibit A
 Site Plan
 CUP 10-002
 (Country Farm & Craft Market)

Los Angeles Office
 213.553.2200 888.705.3092
 regencycenters.com