

RESOLUTION NO. 11-012

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO DENY CONDITIONAL USE PERMIT 11-002  
(SMITH USED CAR LOT SALES)  
APN: 009-286-015

WHEREAS, Brent Ian Smith, has filed a Conditional Use Permit (CUP) application to establish a Used Car Sales Lot at 201 Spring Street; and

WHEREAS, the Zoning Code requires approval of a CUP to establish a Used Car Sales Lot; and

WHEREAS, policies and standards of the Uptown/Town Center Specific Plan (UT/TC SP) apply to this project location; and

WHEREAS, the vision, policies, and intent of the UT/TC SP provisions do not support this type of "auto-oriented" land use in the South Downtown Area of Spring Street, which specifically state, "Spring Street will be developed with buildings appropriate to a major thoroughfare, but with a strong pedestrian orientation and focus on defining Spring Street as an important public space." In addition, the Plan characterizes future development of South Spring Street by, "...infilling vacant lots, parking lots, and properties not currently occupied by a building of historical significance with mixed-use and/or flex buildings to transform South Downtown into a pedestrian-oriented mixed-use neighborhood with a well-defined public realm and strong sense of place."; and

WHEREAS, the proposed Used Car Sales Lot is not consistent with the intent of the City's Gateway Design Standards for the Central Gateway - Area B, South Spring Street, since the guidelines suggests this area enhance pedestrian facilities to support mixed-use residential and/or commercial buildings oriented toward the street; and

WHEREAS, the project is not consistent with the UT/TC SP or the Gateway Design Standards and would therefore be detrimental to the City's efforts to revitalize the downtown; and

WHEREAS, the project is not consistent with the intent of General Plan policy LU-2D since it would not contribute to creating a vibrant district or pedestrian friendly setting; and

WHEREAS, there are other suitable locations within the City that can accommodate Used Car Sales Lots that would not be inconsistent with City policies; and

WHEREAS, a public hearing was conducted by the Planning Commission on May 10, 2011, 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 15332, infill, of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received, the Planning Commission makes the following finding:

By allowing the use, the Planning Commission finds that the proposed Used Car Sales Lot would be detrimental to the City's efforts to revitalize the downtown, since it would not be consistent with policies and standards in the Uptown/Town Center Specific Plan or the Gateway Design Standards.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby deny Conditional Use Permit 11-002.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of May, 2011 by the following Roll Call Vote:

AYES: Commissioners Barth, Treatch, Garcia, Peterson, Holstein, Vanderlip and Chair Gregory

NOES: None

ABSENT: None

ABSTAIN: None

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STEVE GREGORY, CHAIRMAN

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received, the Planning Commission makes the following finding:

By allowing the use, the Planning Commission finds that the proposed Used Car Sales Lot would be detrimental to the City's efforts to revitalize the downtown, since it would not be consistent with policies and standards in the Uptown/Town Center Specific Plan or the Gateway Design Standards.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby deny Conditional Use Permit 11-002.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of May, 2011 by the following Roll Call Vote:

AYES: Commissioners Barth, Treach, Garcia, Peterson, Holstein, Vanderlip and Chair Gregory

NOES: None

ABSENT: None

ABSTAIN: None



STEVE GREGORY, CHAIRMAN

ATTEST:



RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION