

RESOLUTION NO: 13-012

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 13-001
(Van Steenwyk)
APN: 009-156-008

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan, Permitted Land Uses, requires approval of a Conditional Use Permit for parking lots in the TC-1 zoning district; and

WHEREAS, the applicant, Brett Van Steenwyk has filed a Conditional Use Permit (CUP) application to establish and operate a 118 space private parking lot on a 1-acre portion of the existing lot located at 944 Pine Street; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 9, 2013, 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 and operation for the requested use and building would be consistent with the General Plan and 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, 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 12-007, 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>
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A	Parking Lot Plan
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2. This Conditional Use Permit (CUP) authorizes the establishment and operation of an interim private parking lot on a 1-acre portion of the property located at 944 Pine Street for a time period of 5 years. At the end of 5 years the applicant can request the City to consider extending the parking lot use for additional time. The operation, maintenance of the parking lot will be the responsibility of the property owner. Since the parking lot use is an interim use, and since the lot is existing, with existing improvements, additional parking lot landscaping is not required.
3. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance

with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

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 9th day of July, 2013 by the following Roll Call Vote:

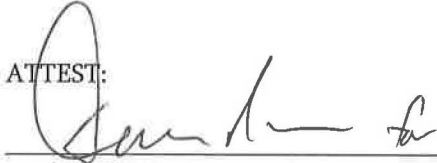
AYES: Gregory, Barth, Rollins, Garcia, Vanderlip

NOES: None

ABSENT: Nash, Holstine

ABSTAIN: None

ATTEST:



ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION



VINCE VANDERLIP, CHAIRMAN

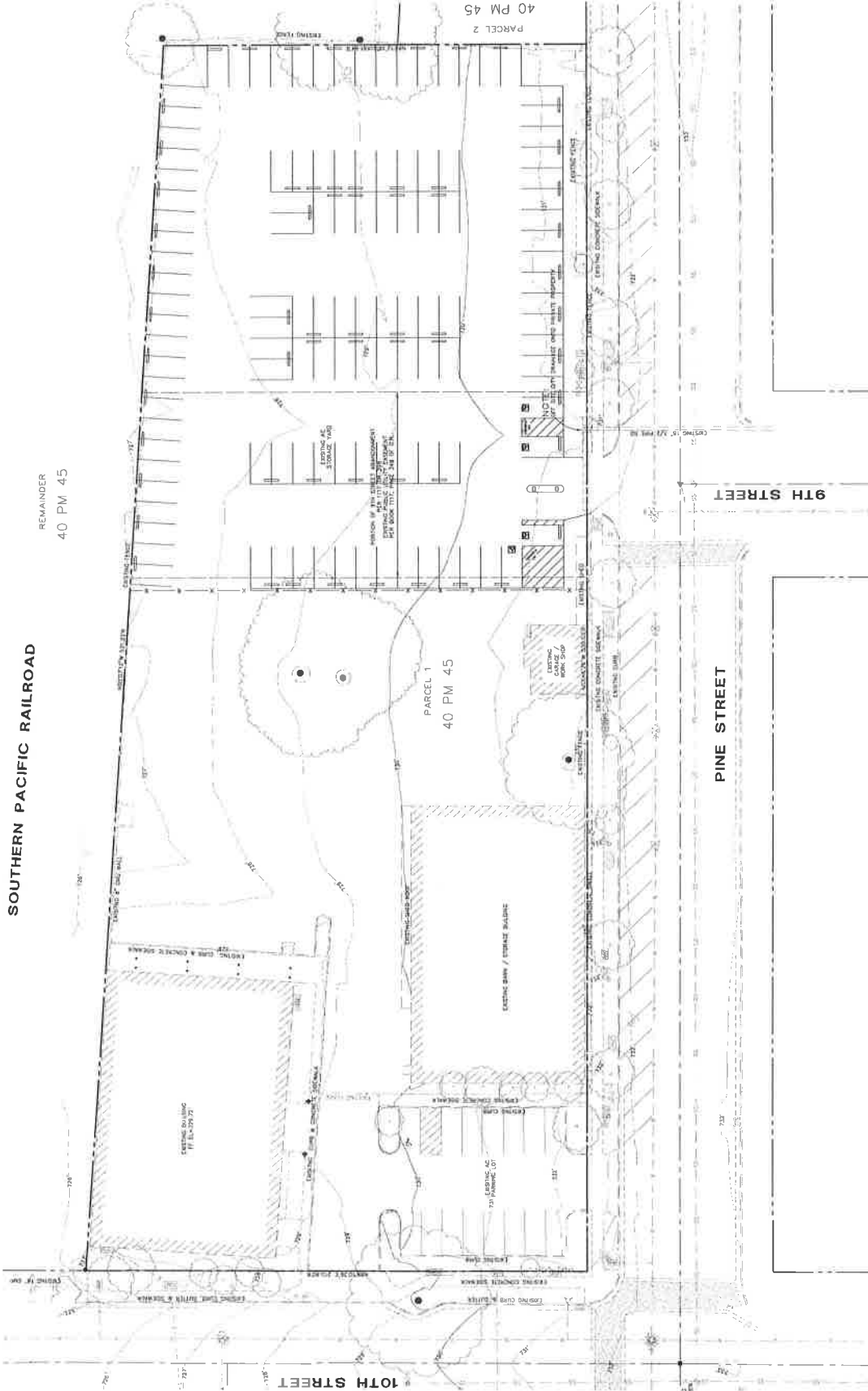


Exhibit A
 Parking Lot Plan
 CUP 13-001
 (Van Steerwyk)