

RESOLUTION NO: 13-014

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 13-004
(First Transit)
APN: 025-403-025

WHEREAS, Table 21.16.200 of the Zoning Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for vehicle repair shops in the C3 (Commercial/Light-Industrial) zoning district; and

WHEREAS, the applicant, Terry Gillespie on behalf of First Transit, Inc. has filed a Conditional Use Permit (CUP) application to establish and vehicle repair shop within the existing building located at 2919-G Union Road; and

WHEREAS, First Transit contracts with the City to service the bus fleet; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 27, 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 13-004 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	Site Plan / Floor Plan
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2. This Conditional Use Permit (CUP) authorizes the establishment and operation of vehicle repair shop within the existing building located at 2919-G Union Road.
3. This project approval shall expire on August 27, 2015, unless the repair shop use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.

4. All storage of vehicles waiting for parts or to be worked on shall be stored within the building during the time that repair shop is not open for business. There shall be no outdoor storage of parts or materials. All repair work shall be constructed within the building.
5. Prior to the issuance of a Business License, any tenant improvements required to bring the building up to Code related to the repair shop use shall be completed.
6. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
7. 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.
8. 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 27th day of August, 2013 by the following Roll Call Vote:

AYES: Garcia, Barth, Rollins, Nash, Vanderlip

NOES: None

ABSENT: Holstine

ABSTAIN: Gregory

ATTEST:



ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION



VINCE VANDERLIP, CHAIRMAN