

RESOLUTION NO: 14-006

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 13-008
(BRENT SMITH)
APN: 009-286-015, 016, 017, 018

WHEREAS, Table 5.3-1 Allowed Land Uses within the Uptown Town Center Specific Plan, requires approval of a Conditional Use Permit (CUP) for used car sales and automotive repair in the TC-2 (Town Center-2) zoning district; and

WHEREAS, Brent Smith has filed a CUP application to establish and operate used car dealership with accessory auto repair, at the site located at 201 Spring Street; and

WHEREAS, a new 2,100 square foot building will be constructed to provide three bays for automotive repair; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 28, 2014, 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 13-008, 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>
A	Site Plan
B	Elevations

2. This Conditional Use Permit (CUP) authorizes the establishment and operation of a used car sales lot with accessory automotive repair, on the site located at 201 Spring Street.
3. 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.

4. 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.
5. The hours of operation for the automotive repair uses shall be limited to 7:30am to 6:30pm, Monday through Saturday.
6. Prior to the submittal of plans for building plan check, the architectural plans shall be reviewed by the DRC to insure that the design of the new service building is architecturally compatible with the existing building.
7. All signage shall comply with the City's Sign Ordinance.
8. All noise making equipment, such as, but not limited to air compressors shall be located inside the building.

PASSED AND ADOPTED THIS 28th day of January, 2014 by the following Roll Call Vote:

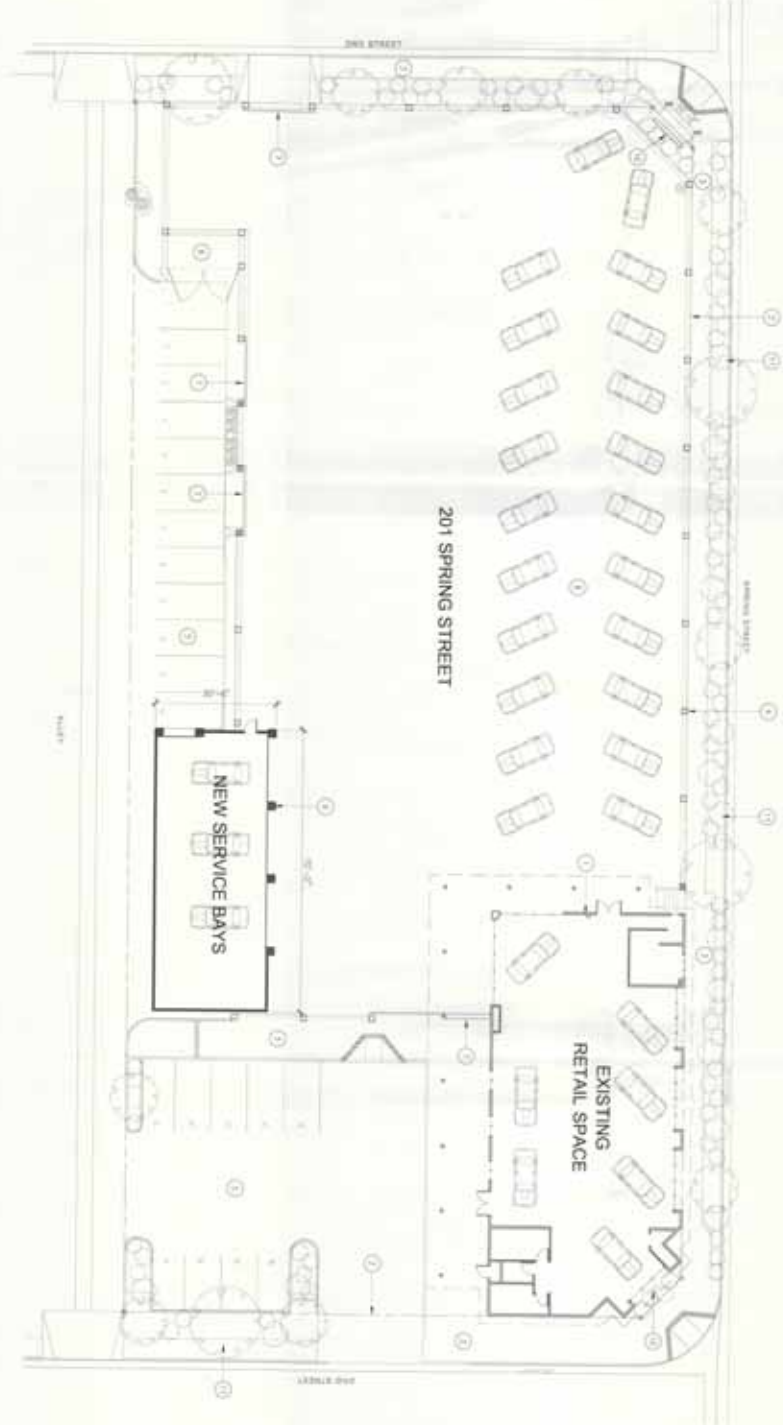
AYES: Garcia, Holstine, Barth, Gregory
NOES: Rollins
ABSENT: Vanderlip, Nash
ABSTAIN: None



VINCE VANDERLIP, CHAIRMAN

ATTEST:


ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION



SITE NOTES

- 1. EXISTING RETAIL SPACE TO BE DEMOLISHED AND REPLACED BY NEW SERVICE BAYS.
- 2. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE NORTH OF THE EXISTING RETAIL SPACE.
- 3. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE SOUTH OF THE EXISTING RETAIL SPACE.
- 4. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE WEST OF THE EXISTING RETAIL SPACE.
- 5. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE EAST OF THE EXISTING RETAIL SPACE.
- 6. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE NORTHWEST OF THE EXISTING RETAIL SPACE.
- 7. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE SOUTHWEST OF THE EXISTING RETAIL SPACE.
- 8. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE NORTHEAST OF THE EXISTING RETAIL SPACE.
- 9. NEW SERVICE BAYS TO BE CONSTRUCTED TO THE SOUTHEAST OF THE EXISTING RETAIL SPACE.

VICINITY MAP



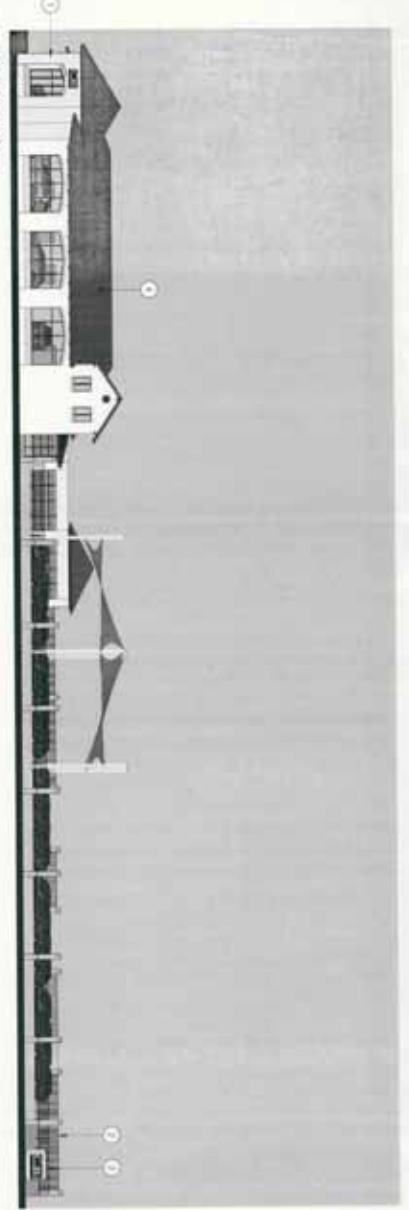
SITE DATA:

ADDRESS: 201 SPRING STREET, ANN ARBOR, MI 48106
 PROJECT: 201 SPRING STREET, ANN ARBOR, MI 48106
 DATE: 08/14/10
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 SCALE: AS SHOWN
 SHEET: 1 OF 1

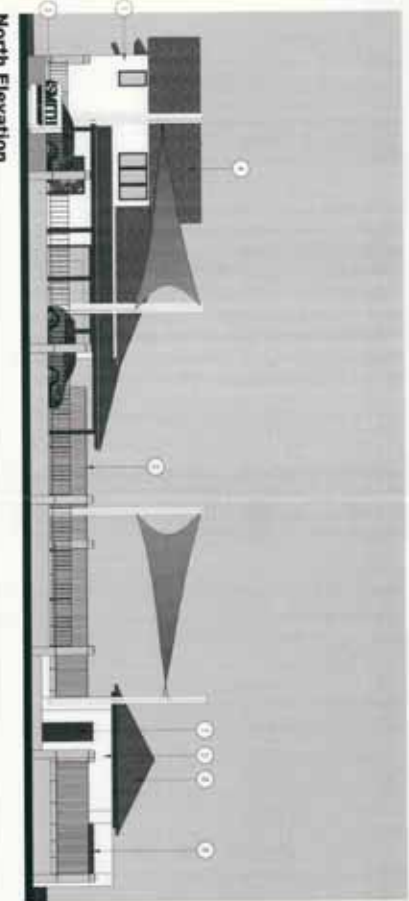
site plan

201 spring street
 automotive dealership

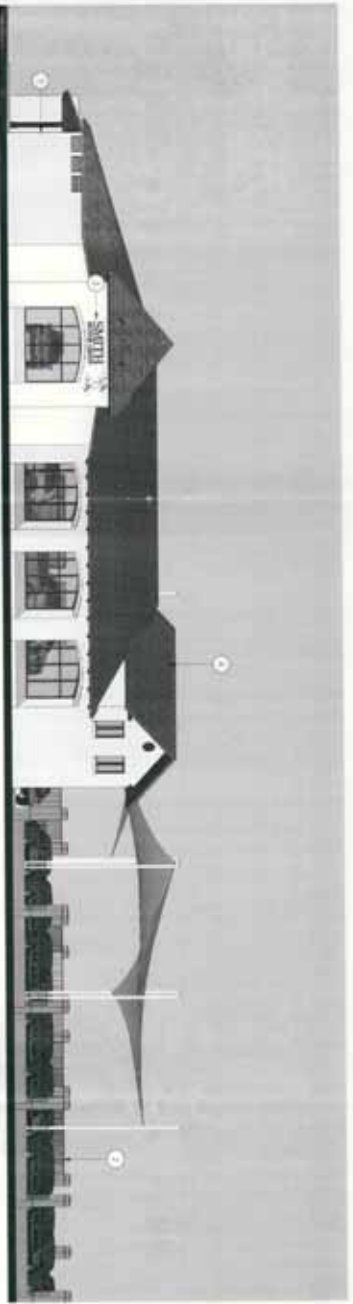
DATE: 08.12.10
 SCALE: AS SHOWN



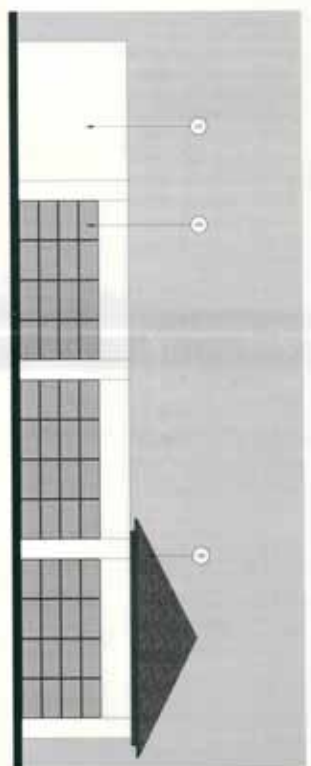
East Elevation
 SCALE: 3/8" = 1'-0"



North Elevation
 SCALE: 3/8" = 1'-0"



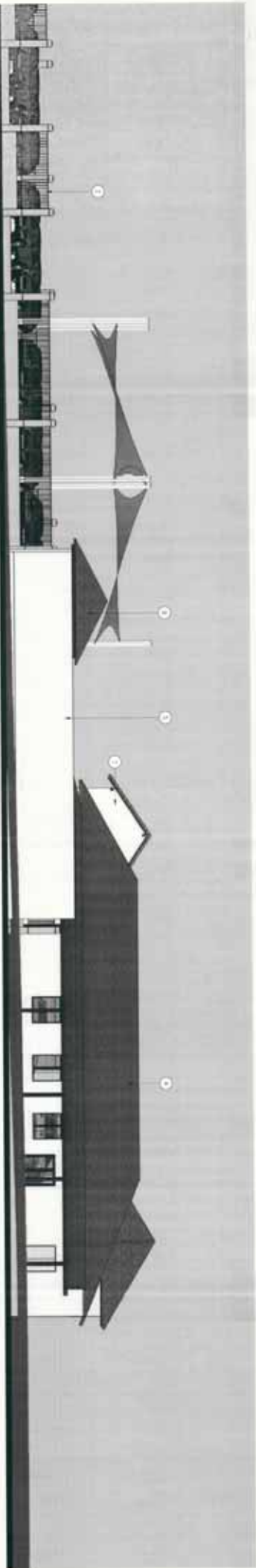
South Elevation
 SCALE: 3/8" = 1'-0"



East Elevation New Service Bay
 SCALE: 3/8" = 1'-0"

ELEVATION NOTES

1. EXISTING STRUCTURE TO REMAIN, EXCEPT FOR EXTERIOR FINISHES AND ROOFING.
2. EXTERIOR FINISHES TO BE DETERMINED BY ARCHITECT.
3. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
4. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
5. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
6. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
7. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
8. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
9. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
10. ALL MATERIALS TO BE APPROVED BY ARCHITECT.



West Elevation
 SCALE: 3/8" = 1'-0"

elevations

201 spring street
 automotive dealership

DATE: 11.12.15
 DRAWN: [signature]

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 13-007 (Smith) on this 16th day of January, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Kristen Buxkemper

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 7041627
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; JANUARY 15, 2014, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.


(Signature of Principal Clerk)

DATED: JANUARY 15, 2014
AD COST: \$163.44

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, January 28, 2014, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Conditional Use Permit (CUP 13-007), a request filed by Brent Smith to establish a used car dealership with automotive repair on the existing site located at 201 Spring Street.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Darren Nash
Associate Planner
January 15, 2014

7041627

RECEIVED

JAN 16 2014

City of Paso Robles
Community Development Dept.