

RESOLUTION NO: 14-010

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 14-002 AND PD 05-012 AMENDMENT  
(Susan Sharp)  
APN: 025-437-02 & 003

WHEREAS, Kirk Consulting on behalf of Susan Sharp has filed an application for a Conditional Use Permit and amendment to PD 05-012, to allow for an outdoor vehicle storage yard; and

WHEREAS, the yard expansion is proposed to be on lots 2 & 3 of Tract 2594 located on Combine Street which is located North of Highway 46 East, East of Golden Road, off of Tractor Street; and

WHEREAS, Table 21.16.200 of the Zoning Code requires the approval of a Conditional Use Permit for outdoor storage lots in the C3 zoning district; and

WHEREAS, since outdoor storage yards as the sole use on a lot was not anticipated with the development of Tract 2594, it is necessary to amend the PD to accommodate the storage use; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 8, 2014, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this PD amendment 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

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way, since the subject lots are not visible from Highway 46 East; and

4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, the area of Combine Street is an area that has had historic outdoor equipment storage lots and with the required screen fencing and landscaping, the storage lots will be adequately screened; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc., since the lots in which the proposed outdoor storage yard is located is not considered scenic, nor does it have existing environmental resources; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan amendment as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for uses similar to equipment rental and contractor storage, which are types of uses anticipated in the Commercial Service (CS) / Commercial/Light-Industrial (C3) designated areas of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve CUP 14-002 and PD 05-012 Amendment, 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/Landscape Plan
B	Irrigation Plan

2. This Conditional Use Permit and amendment to PD 05-012 allows the establishment of a outdoor vehicle storage lot onto Lots 2 & 3 of Tract 2594. Additionally, the landscape setback between the back of the sidewalk and the fence is approved to be 10 feet as described in the listed Exhibits above.
3. This project approval shall expire on April 8, 2016, unless the outdoor storage use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
5. 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.

6. 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 8<sup>th</sup> day of April, 2014 by the following Roll Call Vote:

AYES: Barth, Cooper, Donaldson, Garcia, Gregory

NOES: Rollins

ABSENT: Vanderlip

ABSTAIN:



DOUG BARTH, CHAIRMAN

ATTEST:



ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

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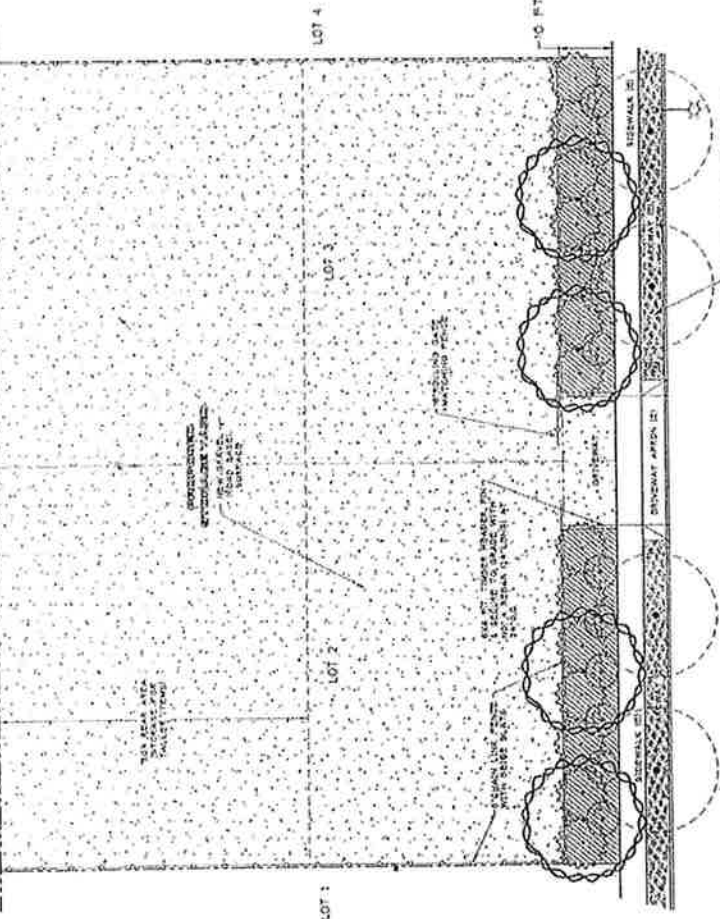
PROJECT: CONCRESSION TRAILER STORAGE FACILITY  
 COMBINE #1 LOTS 2 & 3  
 PAGO ROBLES, FLA. PROJECT NO. 14-002-01-18

TITLE: LANDSCAPE SITE PLAN

SCALE: 1"=10'-0"  
 DATE: 05/14/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



LANDSCAPE SITE PLAN



PLANTING SCHEDULE

PLANT	QUANTITY	LOCATION	NOTES
PLANTING SCHEDULE			
15 3" GAL. SPED ROUND #4	15	15 GAL. SPED ROUND #4	15 GAL. SPED ROUND #4
15 3" GAL. SPED ROUND #4	15	15 GAL. SPED ROUND #4	15 GAL. SPED ROUND #4
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**WATER CONSERVATION TECHNOLOGIES**

1. USE OF PLANTING SPECIES THAT REQUIRE MINIMAL WATER.

2. USE OF PLANTING SPECIES THAT ARE ADAPTED TO LOCAL CLIMATE AND SOILS.

3. USE OF PLANTING SPECIES THAT ARE ADAPTED TO LOCAL CLIMATE AND SOILS.

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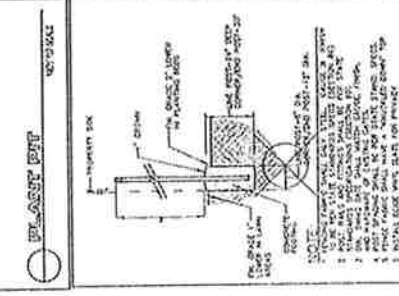
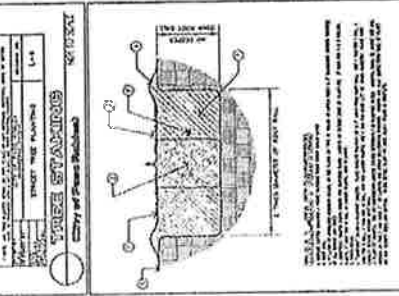
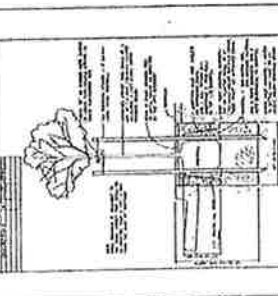
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Exhibit A  
 Site Plan / Landscape Plan  
 CUP 14-002 & PD 05-012 Amend.  
 (Sharp)

