

RESOLUTION NO: 14-024

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-005
(ELSAIED CAR WASH)
APN: 008-319-015, 016

WHEREAS, Table 5.3-1 Allowed Land Uses within the Uptown Town Center Specific Plan, requires approval of a Conditional Use Permit (CUP) for car washes as an accessory to an existing service station in the TC-1 (Town Center-1) zoning district; and

WHEREAS, Margaret Holstine, on behalf of Steve Elsayed has filed a CUP application to establish and operate a one-bay, self-serve car wash, as an accessory to a gas station and mini-mart, at the site located at 1441 Spring Street; and

WHEREAS, this application is categorically exempt from environmental review per Section 15303 (Minor New Construction) of the State's Guidelines to Implement CEQA; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 26, 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 14-005, 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	Floor Plan
C	Elevations

2. This Conditional Use Permit (CUP) authorizes the establishment and operation of a one-bay, self-serve car wash, as an accessory to the gas station and mini-mart, on the site located at 1441 Spring Street.
3. The carwash cannot be operated until a professional noise consultant, approved by the City, can verify that the maximum noise levels of the carwash blowers after installation, does not exceed noise levels outline in Table N5 of the Noise Element of the General Plan.

4. The dryer blowers shall be located within the car wash bay, 15-feet back from the west exit door, as shown on Exhibit B, Floor Plan/Set back Detail.
5. The hours of operation for the car wash shall be limited to 7:30am to 7:30pm.
6. 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.
7. 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 26th day of August, 2014 by the following Roll Call Vote:

AYES: Garcia, Vanderlip, Barth, Cooper, Donaldson, Gregory
NOES: None
ABSENT: Rollins
ABSTAIN: None



DOUG BARTH, CHAIRMAN

ATTEST:


ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION