

RESOLUTION NO: 15-023

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-017  
(The Chop Shop)  
APN: 009-161-021

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for automotive repair shops in the RSC (Riverside Corridor) zoning district; and

WHEREAS, the applicant, Macisaac Enterprises, LLC on behalf of the Chop Shop has filed a Conditional Use Permit (CUP) application to establish and operate automotive restoration shop within the existing building located at 802 Paso Robles Street; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 13, 2015, 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 15-017 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
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2. This Conditional Use Permit (CUP) authorizes the establishment and operation of an automotive repair shop within the existing building located at 802 Paso Robles Street.
3. This project approval shall expire on October 13, 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 the 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 auto body and paint 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 13<sup>th</sup> day of October, 2015 by the following Roll Call Vote:

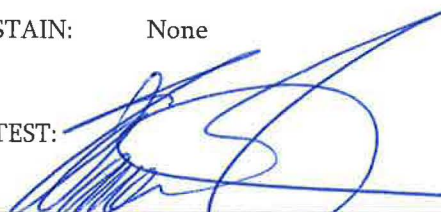
AYES: Rollins, Barth, Brennan, Cooper, Donaldson, Burgett, Vanderlip

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION


  
VINCE VANDERLIP, CHAIRMAN

Exhibit A: CUP Regulating Site Plan



## Overall Project Site

**Area of existing, legal non-conforming, "Contracted Service" use (not to be expanded)**

**Maximum area of  
“Automotive Repair”  
use**