

RESOLUTION PC 17-051
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-012
(712 Paso Robles Street – Captain’s Garage)
APN: 009-213-009

WHEREAS, Kirk Allen, has filed a Conditional Use Permit (CUP) application to establish a vehicle sales business within the existing building at 712 Paso Robles Street, units C & D; and

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 a used vehicles sales businesses, in the RSC (Riverside Corridor) zoning district; and

WHEREAS, the for sale vehicles would be displayed within the existing building, except for two outdoor display parking spaces; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on October 10, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Zoning Ordinance; and
2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and

Section 3 - Environmental Determination: This application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 4 - Approval: Conditional Use Permit 17-012 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B	Project Plans

PASSED AND ADOPTED THIS 10th Day of October 2017 by the following Roll Call Vote:

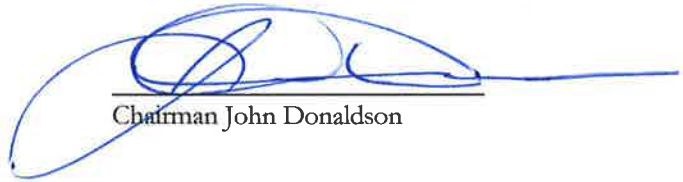
AYES: Commissioners Rollins, Barth, Davis, Agredano, Jorgensen, Brennan and Chairman Donaldson

NOES:

ABSENT:

ABSTAIN:

ATTEST:



Chairman John Donaldson



Warren Frace, Planning Commission Secretary

Exhibit A

Conditions of Approval – CUP 17-012

Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a used vehicle sales business within the existing building at 712 Paso Robles Street, Units C & D.
2. The project shall substantially conform to Exhibit B (Project Plans) as attached to this Resolution.
3. All vehicle shall be displayed within the building, except for two outdoor display parking spaces as shown on Exhibit B. No more than two vehicles being displayed for sale shall be displayed outside of the building.
4. Vehicle repair is not permitted with the approval of CUP 17-012.
5. All signage shall be reviewed and approved by the Development Review Committee (DRC), prior to installation.
6. The site shall be developed, maintained and operated 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 condition imposed by the Planning Commission in granting this Conditional Use Permit 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 granting of the original permit. 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 under the Conditional Use Permit.

