

RESOLUTION NO.: 02-026
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 02-008
(SHARP)
APN: 009-213-008

WHEREAS, the applicant, Rick Sharp, has filed a Conditional Use Permit application to operate an automobile parts installation and repair business within an existing commercial/industrial building located at 716 Paso Robles Street in the C-3 zone, and

WHEREAS, the project has been determined to be categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 14, 2002, 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 or operation for the requested use or building applied for, will not, under the circumstances of the particular case, 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 02-008 subject to the following conditions:

STANDARD CONDITIONS OF APPROVAL:

1. This project approval shall expire on May 14, 2004 unless a time extension request is filed with the Community Development Department prior to expiration.
2. Prior to occupancy or issuance of a business license for Unit C, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
3. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
4. Prior to occupancy, the applicant shall comply with all applicable requirements of the Uniform Building and Fire Codes in a manner subject to the approval of the Building Official and Fire Marshal.

5. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
7. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
8. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

SITE SPECIFIC CONDITIONS OF APPROVAL:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

9. The project shall be constructed so as to substantially conform to the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan

10. This Conditional Use Permit (CUP) authorizes the operation of an automobile body and mechanical repair and parts installation facility in a manner described in attached exhibits and as by conditions contained within this resolution.
11. 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.
12. Prior to any use of the project site or business activity being commenced thereon, a business license must be issued by the City of El Paso de Robles' Finance Department.

13. All services, parts installation and repairs shall be conducted wholly within the building at all times. There shall be no outdoor activities including storage permitted on the premises.
14. The project shall comply with noise limitations specified in Section 21.21.040.c of the City Municipal Code at all times.
15. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
16. Prior to issuance of the business license or occupancy of the leasehold space, the applicant shall submit a landscape plan for the two planters on site (fronting Paso Robles Street and between Units B and C) for Staff review, and shall install irrigation and landscaping per approved plans.
17. All existing and new exterior lighting shall be downward-directed and shielded so as to produce no offsite glare in a manner compliant with Municipal Code Section 21.21.040.H.

PASSED AND ADOPTED THIS 14th day of May, 2002, by the following roll call vote:

AYES: Calloway, Ferravanti, Johnson, Kemper, McCarthy, Steinbeck, Warnke

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY