

Conditions of Approval

1. This planned development and special use permit revision is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibit E, approved July 24, 2012, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a special use permit and planned development revision to allow a conversion of an existing 18,320 square foot sports complex into an auto body shop with 16 service bays and a maximum of 25-30 employees. Hours of operation are 7:00 AM to 7:00 PM Monday through Friday and 8 AM to 3 PM on Saturday. Interior modifications include 16 service bays with equipment including frame measurement machines, alignment racks, and paint booths. Parking and storage of all vehicles that are being serviced will be inside the facility. Exterior modifications to the building include two roll up doors on the west side for vehicle entrance. Outside storage of any parts or materials shall not be allowed. An existing enclosure on the south east end of the building will contain air compressors. A total of 61 parking spaces are proposed, three of which are handicapped.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

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2. No employees shall work on vehicles or operate pneumatic tools before 7:30 AM or after 6:00 PM Monday through Friday and before 9:00 AM or after 2:00 PM on Saturday. Use of the spray booths for painting shall be limited to 7:30 AM to 5:30 PM Monday through Friday. No paint spraying shall be allowed on Saturday.
3. The exterior rollup doors shall be closed except for moving of vehicles or parts in and out of the building.

4. The proposed free standing pole sign shall be a maximum 84.5 square feet and a maximum height of 5 feet. No moving signs of any type are allowed.
5. New and existing roof mounted equipment shall be painted to match the existing building colors.
6. The proposed entrance doors shall be constructed of materials and colors that are consistent with the existing materials and colors.
7. All existing lighting shall conform to Section 130.14.170 of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

8. All vehicles waiting to be serviced are to be parked/stored inside the facility or within the confines of the stacked parking area shown on the site plan. During working hours, any vehicle left at the facility to be serviced shall immediately be located to the stacking area. Should a vehicle be left at the facility during hours when the facility is closed, such vehicles shall immediately be removed to the stacking area upon the opening of the facility. The operator shall designate a location, to be shown on the site plan, to the rear of the parking area for vehicles that might be deposited during hours when the facility is closed. The operator shall communicate to all local towing companies that when depositing vehicles during such hours when the facility is closed, such vehicles shall be left at the rear of the parking area.
9. The final landscape plan shall meet Zoning Ordinance Section 130.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. The final landscape plan and Water Conservation Landscape Standards form shall be provided to, and then approved by the Development Services Division Director or designee, the prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
10. Site review fee shall be paid prior to issuance of building permits.
11. The project is required to meet fire flow. Fire flow for this project is 1750 gpm @ 20 psi for two hours, with an approved fire sprinkler system.

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12. All structures, signs, parking, operating hours, and other site improvements shall conform to the submitted plans except for those modified herein.

13. A removable steel bollard shall be installed just beyond the trash/propane enclosure at the building's eastern elevation.
14. An 8-foot high block wall shall be constructed along the northerly property line of the project site from the nearest property corner to five-feet short of the drainage swale.
15. The parking area shall be widened an additional 6 feet to enable the space necessary for a pedestrian walk. The pedestrian walk shall be 6-feet wide and bisect the main parking island running in a north/south direction.
16. The access shall be limited to run 50 feet along the east elevation and shall be marked NO PARKING in the area of the trash/propane enclosure.
17. An in-ground bicycle rack with locking devices shall be installed near the front of the building.
18. Any emergency exits shall be equipped with alarms to preclude uses other than emergency exiting.
19. Landscape plans shall conform with the water conservation landscape standards pursuant to Resolution No. 69-93. Said plans must be submitted, reviewed, and approved by Planning staff prior to issuance of building permits. The plan shall include a minimum of ten, 15-gallon trees to be located along each side of the north and south elevations.