



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"
Development Review Committee Agenda

Monday, March 17, 2025, 3:30 PM
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

AMERICANS WITH DISABILITIES ACT

Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

Pages

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: CUP 24-03 (Amending CUP 87-006) / P24-0021

Requested Action: Recommendation to Planning Commission

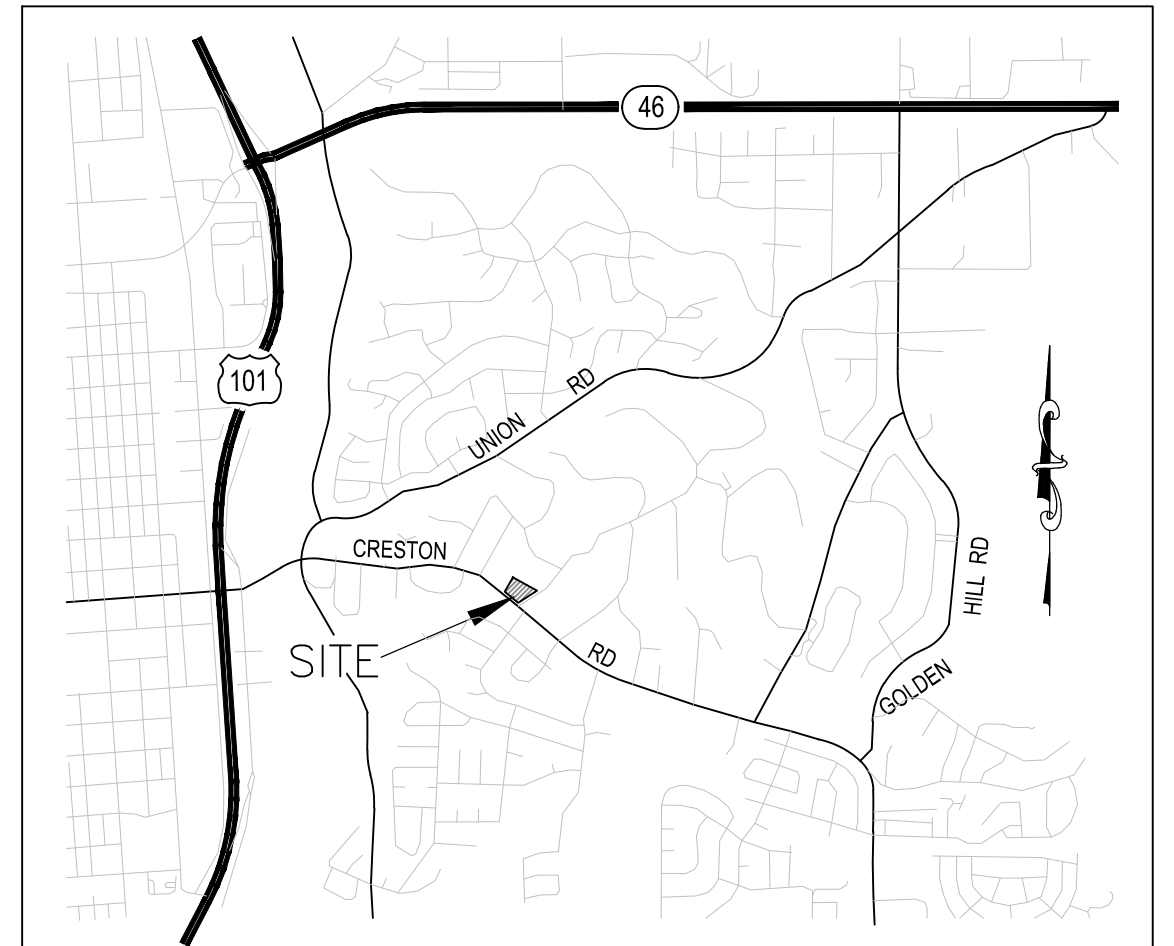
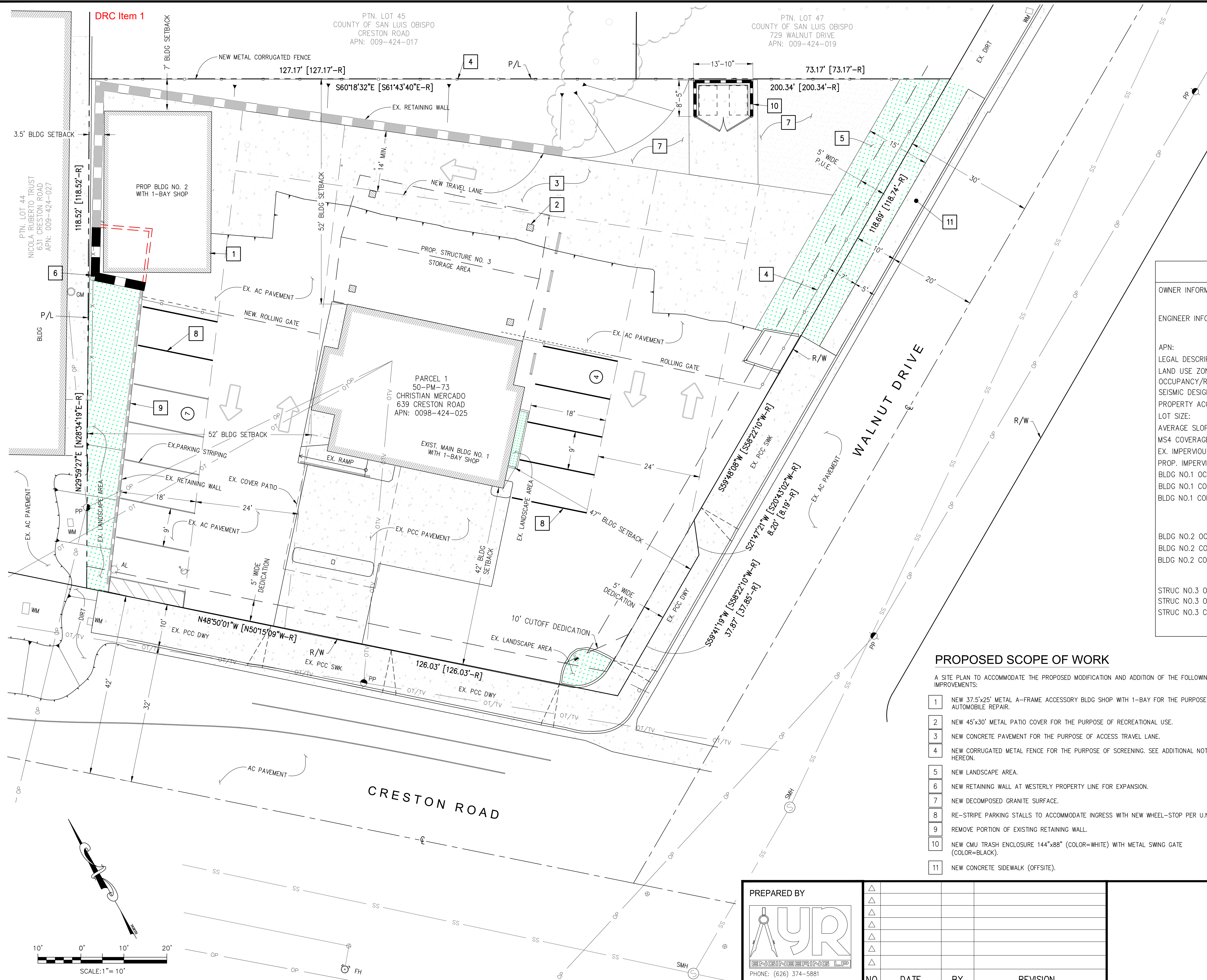
Application: Amendment to the Conditional Use Permit to expand the auto repair use.

Location: 639 Creston Road

Applicant: Christian Mercado

D. ADJOURNMENT

2



VICINITY MAP
NOT TO SCALE:

PROJECT INFORMATION

OWNER INFORMATION:	CHRISTIAN MERCADO 1048 VISTA GRANDE ST. PASO ROBLES, CA 93446
ENGINEER INFORMATION:	YOSIMAR RAMOS 2048 GREEN BROOK LN PASO ROBLES, CA 93446
APN:	009-424-025
LEGAL DESCRIPTION:	CY PR PM 50-73 PAR 1
LAND USE ZONING:	C2-COMMERCIAL HIGHWAY
OCCUPANCY/RISK CATEGORY:	II
SEISMIC DESIGN CATEGORY:	D
PROPERTY ACCESS:	CRESTON RD. & WALNUT DR.
LOT SIZE:	21,494 S.F. (0.49 ACRES)
AVERAGE SLOPE:	10%
MS4 COVERAGE ARE:	YES
EX. IMPERVIOUS AREA:	12,869 SF
PROP. IMPERVIOUS AREA:	17,411 SF
BLDG NO.1 OCCUPANCY CLASSIFICATION:	F-1 (AUTOMOTIVE REPAIR SHOP)
BLDG NO.1 CONSTRUCTION TYPE:	V-B
BLDG NO.1 CONDITIONS:	EXISTING MAIN BUILDING FOR THE USE OF: • OFFICE/CLERK SPACE • WAITING AREA • 1 BAY/2-CAR SERVICE EA.
BLDG NO.2 OCCUPANCY CLASSIFICATION:	F-1 (AUTOMOTIVE REPAIR SHOP)
BLDG NO.2 CONSTRUCTION TYPE:	II-B
BLDG NO.2 CONDITIONS:	NEW METAL A-FRAME MAIN BUILDING FOR THE USE OF: • 1 BAY/2-CAR SERVICE EA.
STRUC NO.3 OCCUPANCY CLASSIFICATION:	F-1 (MANUFACTURING)
STRUC NO.3 CONSTRUCTION TYPE:	II-B
STRUC NO.3 CONDITIONS:	NEW METAL PATIO COVER FOR TEMPORARY STORAGE • 1350 SF

PROPOSED SCOPE OF WORK

A SITE PLAN TO ACCOMMODATE THE PROPOSED MODIFICATION AND ADDITION OF THE FOLLOWING IMPROVEMENTS:

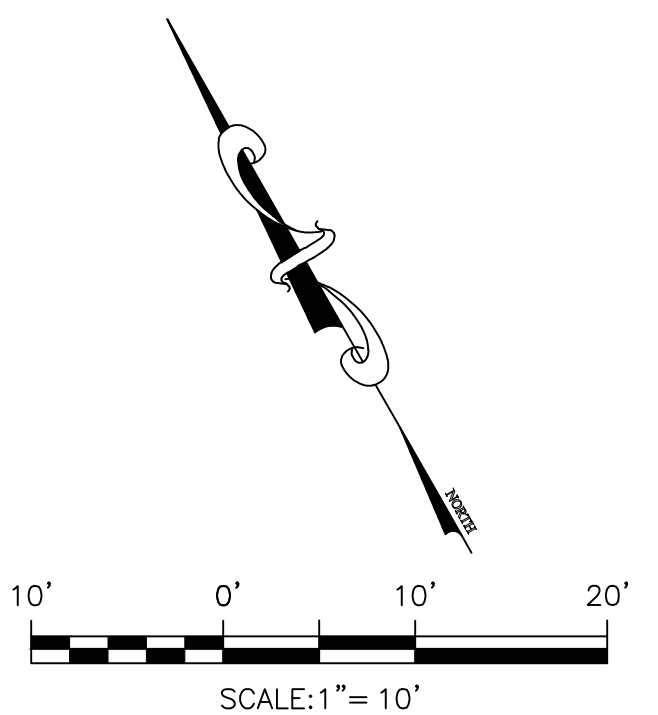
- 1 NEW 37.5'x25' METAL A-FRAME ACCESSORY BLDG SHOP WITH 1-BAY FOR THE PURPOSE OF AUTOMOBILE REPAIR.
- 2 NEW 45'x30' METAL PATIO COVER FOR THE PURPOSE OF RECREATIONAL USE.
- 3 NEW CONCRETE PAVEMENT FOR THE PURPOSE OF ACCESS TRAVEL LANE.
- 4 NEW CORRUGATED METAL FENCE FOR THE PURPOSE OF SCREENING. SEE ADDITIONAL NOTES HEREON.
- 5 NEW LANDSCAPE AREA.
- 6 NEW RETAINING WALL AT WESTERLY PROPERTY LINE FOR EXPANSION.
- 7 NEW DECOMPOSED GRANITE SURFACE.
- 8 RE-STRIPE PARKING STALLS TO ACCOMMODATE INGRESS WITH NEW WHEEL-STOP PER U.N.O.
- 9 REMOVE PORTION OF EXISTING RETAINING WALL.
- 10 NEW CMU TRASH ENCLOSURE 144'x88" (COLOR=WHITE) WITH METAL SWING GATE (COLOR=BLACK).
- 11 NEW CONCRETE SIDEWALK (OFFSITE).

CAR PARKING:

CAR SPACES REQUIRED FOR COMMERCIAL AUTO REPAIR & MANUFACTURING:	
ORIGINAL CUP 87-006:	7 SPACES
TOTAL NEW SERVICE BAY:	1 BAY = 3 SPACE
TOTAL NEW STORAGE:	1350 SF = 1 SPACE
PARKING REQUIREMENT:	11 SPACES MIN.
ADA PARKING REQUIREMENT:	1 SPACE MIN.
TOTAL PARKING PROVIDED:	11 SPACES
ADA PARKING PROVIDED:	1 SPACE

NOTE:

A PERIMETER FENCE AND ROLLING GATE WILL BE USED TO SCREEN AND ENCLOSE THE REAR PORTION OF THE LOT FOR STORING CUSTOMER VEHICLES, AUTO PARTS, COMPANY TOW TRUCKS, COMPANY TRAILERS, AND MISC. EQUIPMENTS. THE FENCE WILL HELP MITIGATE PREVIOUS ISSUES BY PREVENTING THE SITE FROM BECOMING AN EYESORE TO THE COMMUNITY.



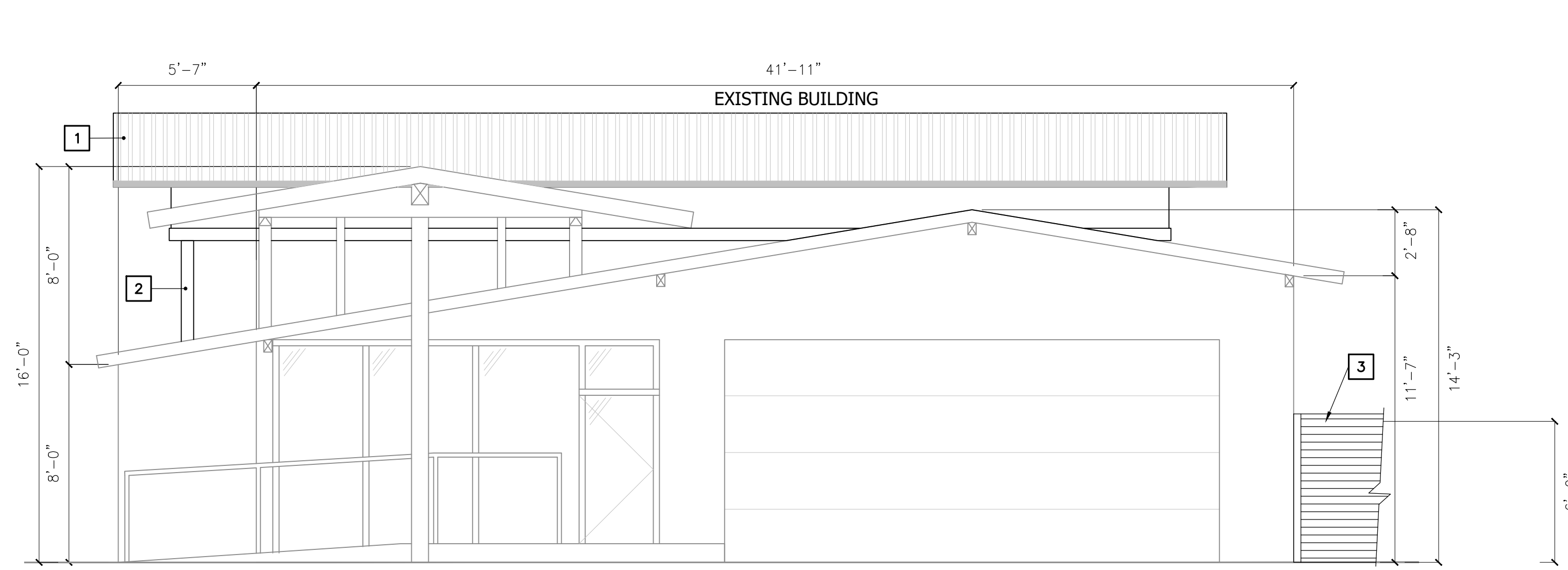
PREPARED BY
YR
ENGINEERING LP
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

NO	DATE	BY	REVISION

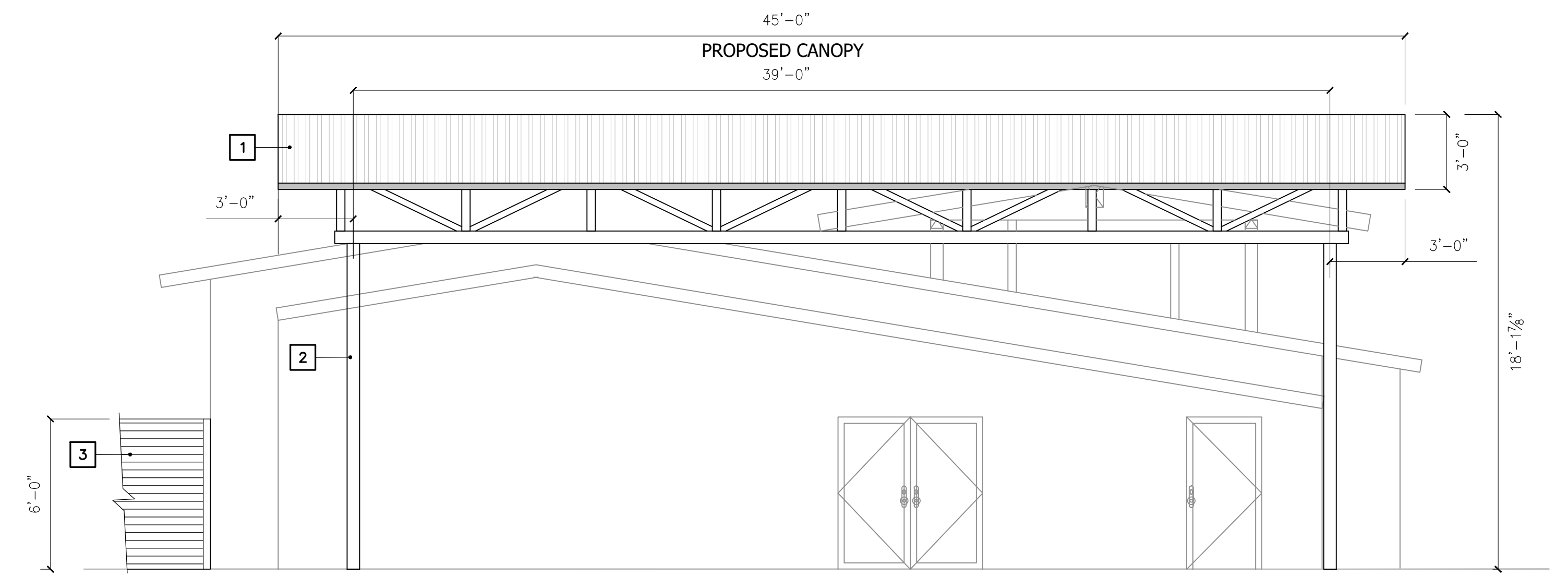
CENTRAL COAST SMOG & AUTO REPAIR
SITE PLAN
639 CRESTON ROAD
PASO ROBLES, CA 93446
APN: 009-424-025

PREPARED FOR: CHRISTIAN MERCADO

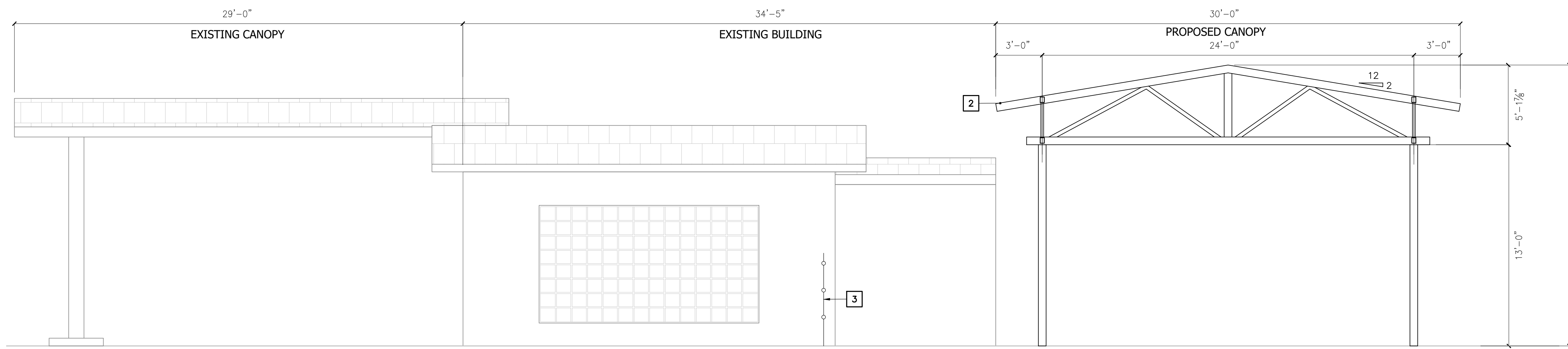
ENGINEER: YR	JOB NO: 2408-00	SHEET: 1 OF 3	A-1
DISREGARD PRINTS BEARING EARLIER REVISION DATES	03-18-24	08-10-24	10-30-24 01-16-25



SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



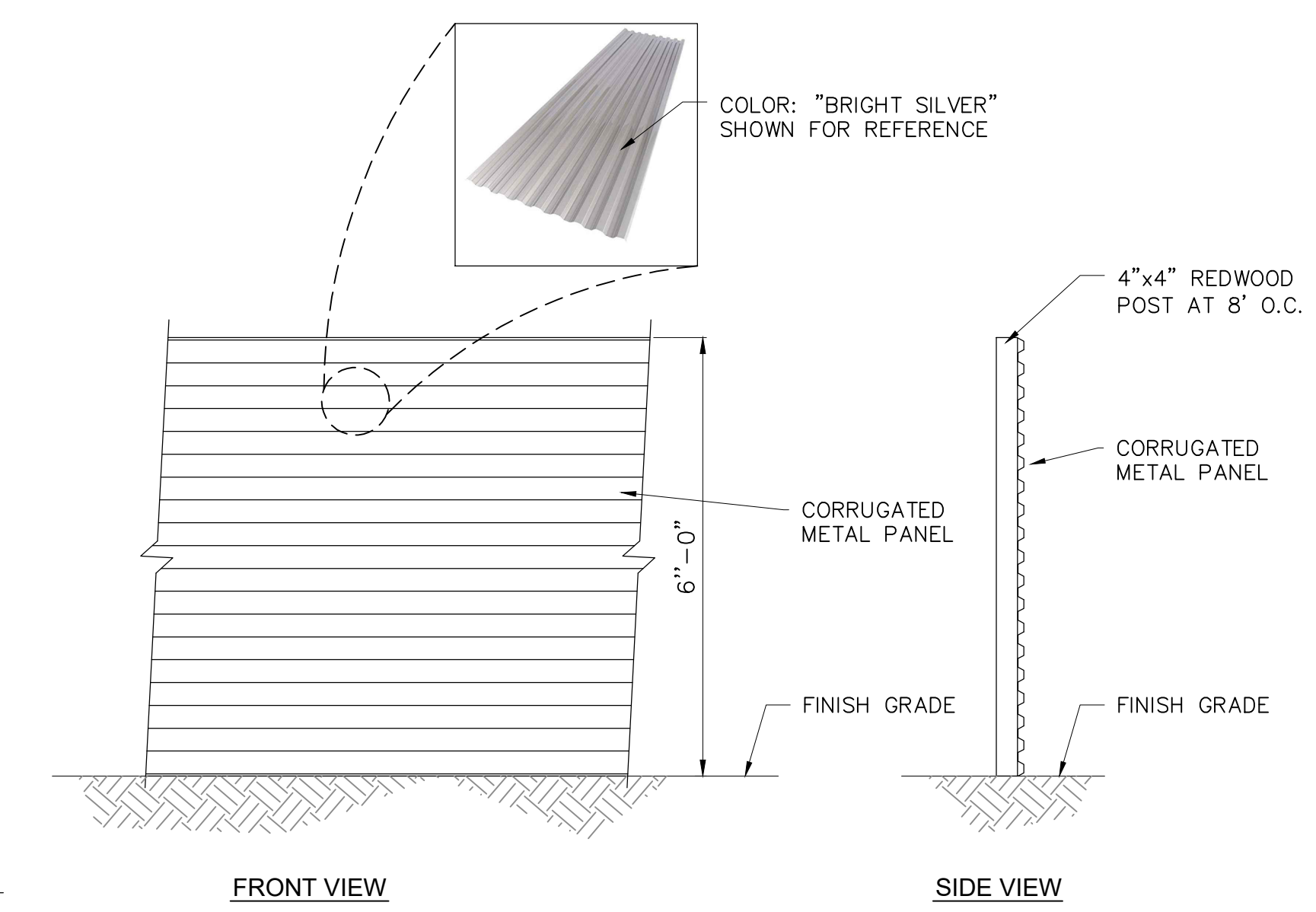
EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

KEYNOTES

- 1** STANDING SEAM METAL ROOFING
- 2** METAL FRAME CANOPY - GLOSS BLACK
- 3** CORRUGATED METAL PARAMETER FRENCE



PARAMETER FENCING ELEVATION
SCALE: 1/2" = 1'-0"

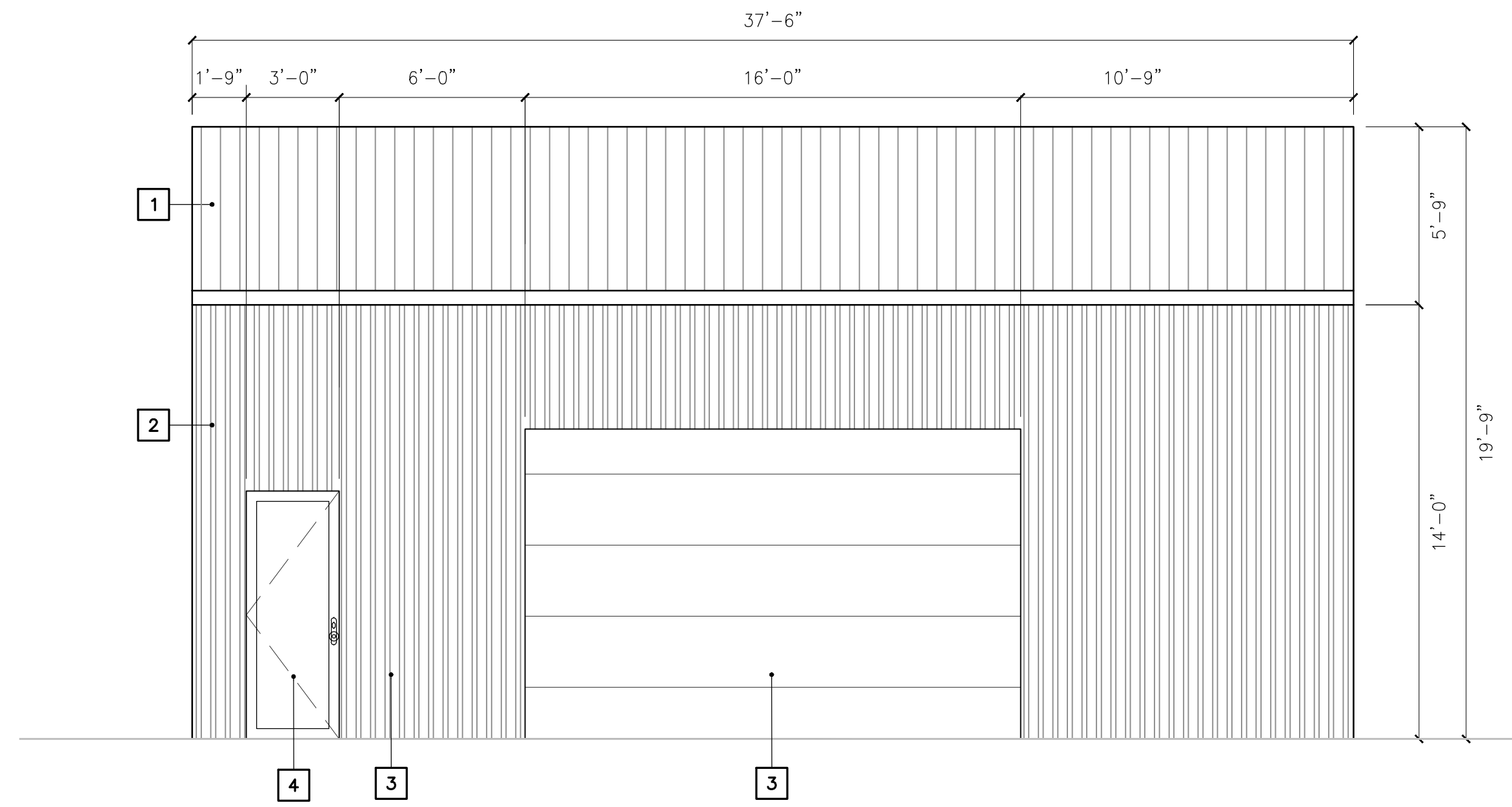
PREPARED BY	△			
 YR ENGINEERING LP PHONE: (626) 374-5881 EMAIL: YRAMOS@YRENGINEERING.COM	△			
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	△			
	NO	DATE	BY	REVISION

CENTRAL COAST SMOG & AUTO REPAIR
METAL CANOPY

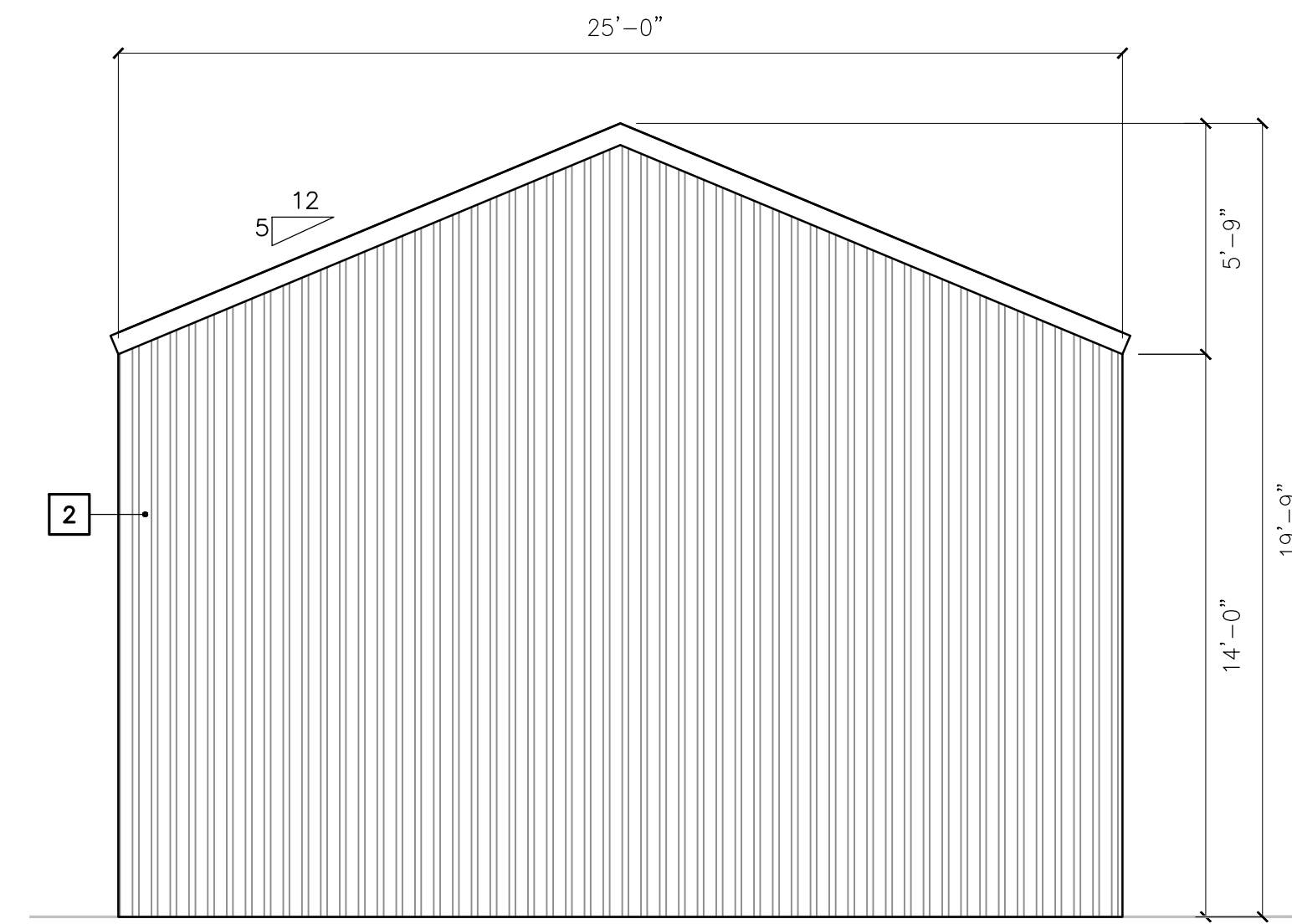
639 CRESTON ROAD
PASO ROBLES, CA 93446
APN: 009-424-025

PREPARED FOR: CHRISTIAN MERCADO

ENGINEER: YR	JOB NO: 2408-00	SHEET: 2 OF 3	A-2
DISREGARD PRINTS BEARING EARLIER REVISION DATES →	03-18-24	08-10-24	10-30-24 01-16-25



EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

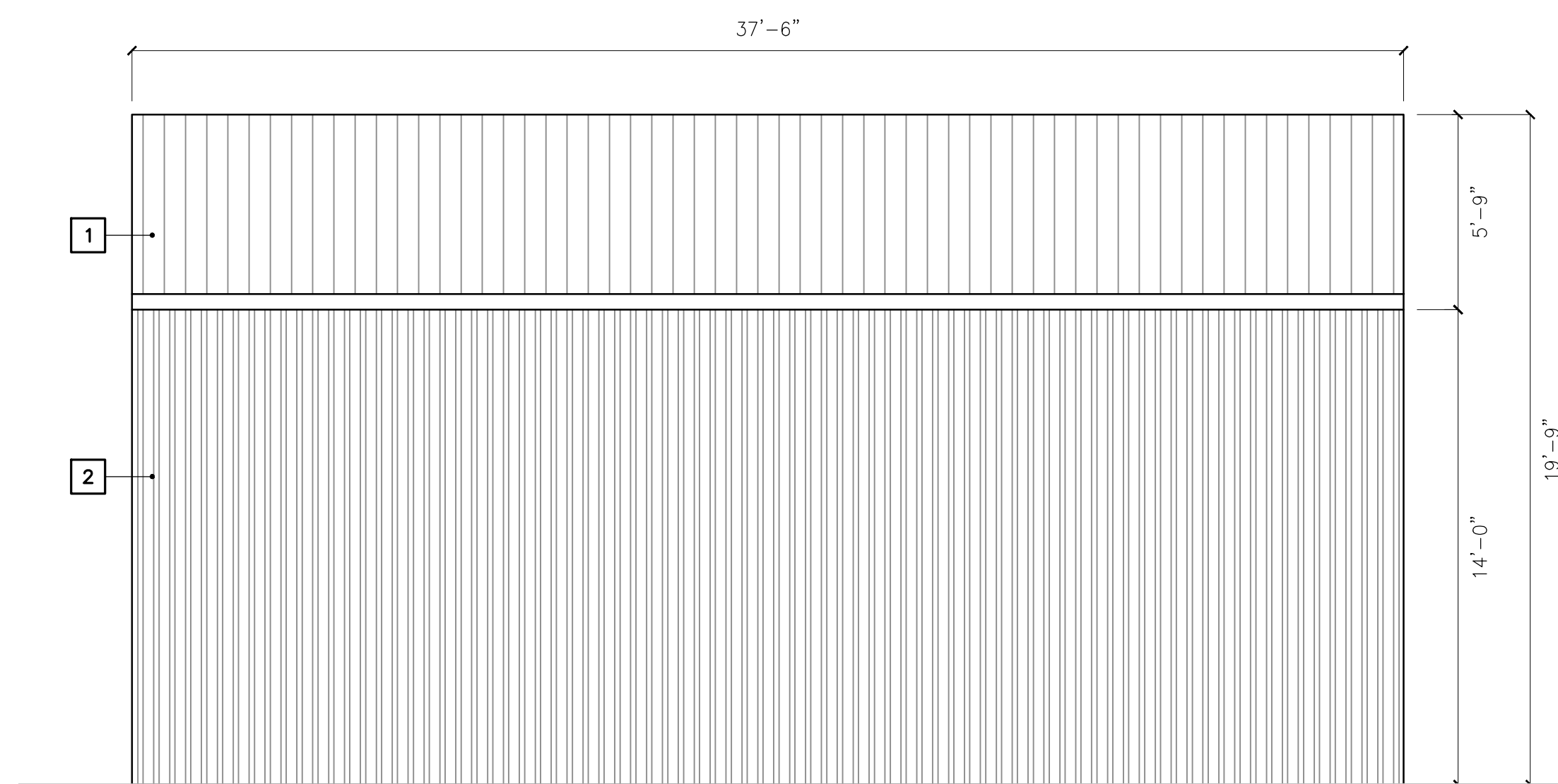
KEYNOTES

- 1** STANDING SEAM METAL ROOFING OVER 2 LAYER OF 30# FELT-WHITE
- 2** TUFF-RIB 26 GAUGE METAL SIDING OVER WATERPROOF BUILDING WRAP-DARK GRAY "IRIDIUM"
- 3** METAL ROLL-UP GARAGE DOOR - WHITE
- 4** HOLLOW CORE WOOD ENTRY DOOR - WHITE

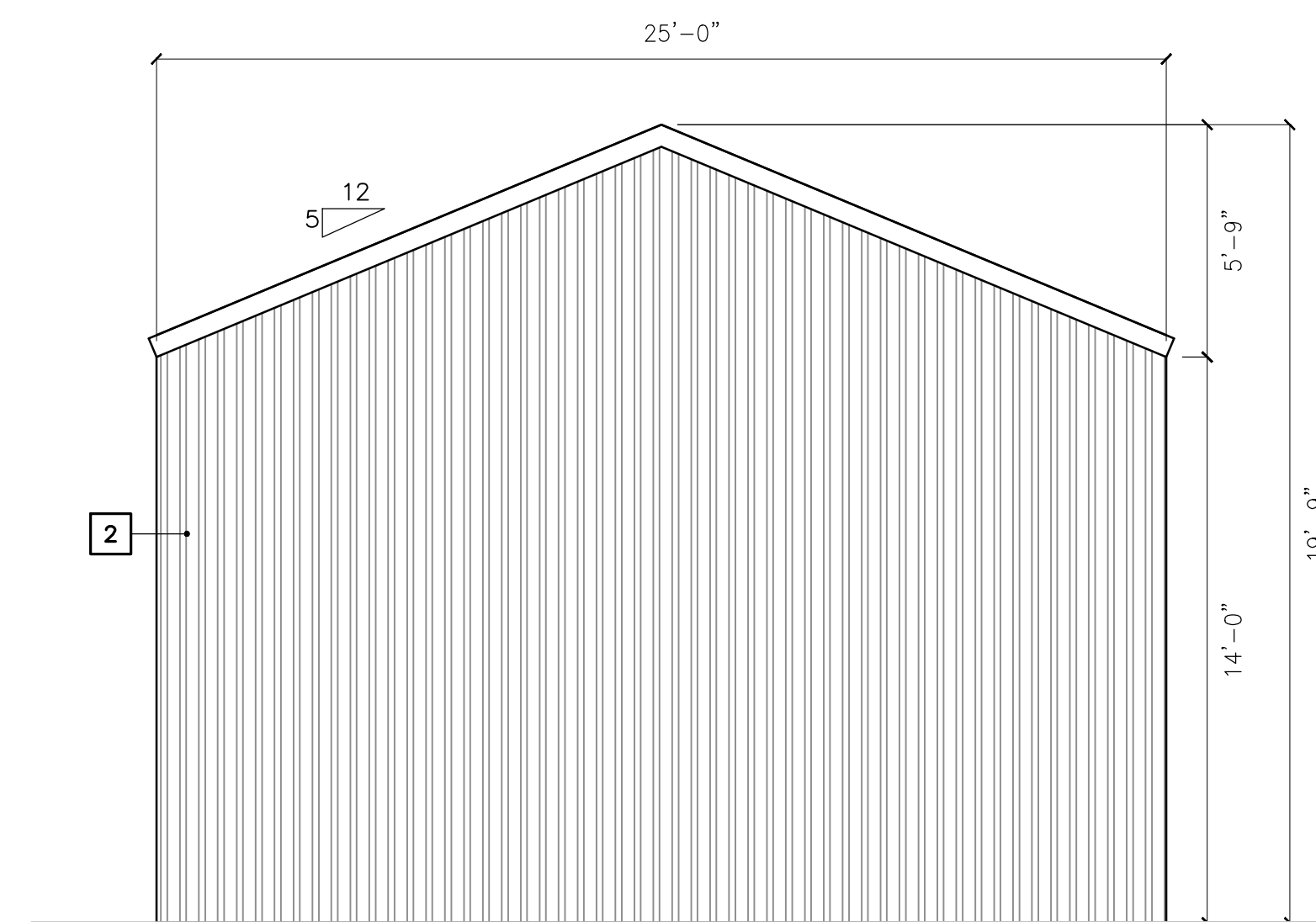
MATERIAL & COLOR REFERENCE



NOTE: IMAGE SHOWN IF FOR COLOR & MATERIAL FINISH REFERENCE ONLY, FOR DIMENSIONS AND BUILDING LAYOUT, SEE ELEVATION VIEW.



WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

PREPARED BY

ENGINEERING LP
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

NO	DATE	BY	REVISION

CENTRAL COAST SMOG & AUTO REPAIR
ENCLOSED METAL FRAME ELEVATIONS

639 CRESTON ROAD
PASO ROBLES, CA 93446
APN: 009-424-025

PREPARED FOR: CHRISTIAN MERCADO

ENGINEER: YR	JOB NO: 2408-00	SHEET: 3 OF 3	A-3
DISREGARD PRINTS BEARING EARLIER REVISION DATES →			
03-18-24	08-10-24	10-30-24	01-16-25