

THAT THE REQUEST BY ED MALACARA, REPRESENTING WILLIAM GARCIA AND LUIS BAUTISTA, FOR A CONDITIONAL USE PERMIT TO OPERATE "B&L AUTO", AN AUTOMOBILE REPAIR FACILITY, AT 1304 DOUGLAS AVENUE, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission at the April 8, 2015 meeting be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection department.
- c. That this request is subject to review of the Douglas Avenue Corridor District and Business Improvement District.
- d. That the hours of operation may be from 8:00 a.m. – 6:00 p.m., Monday through Saturday.
- e. That a revised parking plan properly showing the landscape island and modification to the parking areas, including the removal of the parking space in front of the entry door/utility area, be provided to the Department of City Development prior to issuance of an occupancy permit.
- f. That no engine repair, transmission repair or service, axle work, body work, or painting be allowed.
- g. That all aspects of the operation must be contained indoors, including the storage of parts and equipment. No outdoor display of parts, air hoses, vending machines, tires, or other materials is allowed at any time.
- h. That the applicants shall obtain a Waste Tire Generator License as required by the City Clerk's office prior to issuance of an occupancy permit.
- i. That the vehicles for repair shall be limited to private passenger automobiles and personal trucks or vans. No commercial vehicle repair is allowed.
- j. That the applicants obtain a parking agreement to accommodate for the shortage of on-site available parking for up to 16 additional vehicles. This agreement shall include a site plan of the lot showing the available parking spaces. A copy of said agreement and plan, signed by all applicants and property owners, shall be provided to the Department of City Development prior to issuance of an occupancy permit.
- k. All vehicles, including customer, vehicles awaiting repair or pick-up, or employee must be parked on-site in designated parking stalls or in authorized off-site parking as noted above in item j. Street parking is not allowed.
- l. The lot shall be striped and wheel stops installed for all on-site parking spaces prior to issuance of an occupancy permit.
- m. If exterior lighting is to be installed, a lighting plan and cut sheets of the luminaries to be used shall be provided to City Development staff for review and approval. All lighting shall be shielded to be contained on-site.
- n. That no junk or inoperable vehicles, or vehicles with expired tags, may be stored, and no vehicle salvage shall be conducted at this location.
- o. That all signs shall be professionally made and approved by the Department of City Development, and reviewed by the Douglas Avenue Corridor District and BID, prior to issuance of a sign permit.
- p. That the dumpster shall be screened with 6-foot wood fence with front gates prior to issuance of an occupancy permit.
- q. That the area on the west side of the building around the windows and below shall be re-painted prior to issuance of an occupancy permit.
- r. That a landscape plan for the planting area along Douglas Avenue shall be submitted to the Department of City Development for review and approval. Landscaping shall be installed prior to issuance of an occupancy permit.

- s. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no minor changes be made from the conditions of this permit without the approval of the Common Council.
- t. That this permit is subject to Plan Commission review for compliance with the listed conditions.