

PLANNING COMMISSION – April 9, 2014
CONDITIONS OF APPROVAL

620 Blossom Hill Road

Conditional Use Permit Application U-14-001

Requesting approval to modify a Conditional Use Permit for an automobile dealership to allow demolition of existing showrooms and support facilities and construction of new showrooms, support facilities, and other associated site improvements on a property zoned CH. APN 529-16-041.

PROPERTY OWNER: Nancy R. Bowen

APPLICANT: Hugh Hynes

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL. This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved by the Planning Commission on April 9, 2014, and noted as received by the Town on March 28, 2014. Any changes or modifications to the approved plans shall be approved by the Community Development Director or the Planning Commission, depending on the scope of the changes.
2. EXPIRATION. The Conditional Use Permit approval will expire two years from the approval date unless it is used before expiration. Section 29.20.335 defines what constitutes the use of an approval granted under the Zoning Ordinance.
3. LAPSE FOR DISCONTINUANCE. If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year the approval lapses.
4. USE. The approved use is an automobile dealership for the display, financing, lease, sale and servicing of new and used vehicles.
5. HOURS OF OPERATION (DEALERSHIP). The maximum hours for the dealership shall be Monday through Friday, 8:00 a.m. to 8:00 p.m. and weekends 9:00 am to 6:00 pm.
6. HOURS OF OPERATION (VEHICLE REPAIR & SERVICE). The maximum hours of operation for the repair and body shop offices shall be Monday through Friday, 7:30 a.m. to 5:30 p.m. The maximum hours of operation for the body shop (vehicle repair and service bays) shall be Monday through Friday, 8:00 a.m. to 5:00 p.m. and Saturday, 8:00 a.m. to 12:00 p.m.
7. OUTDOOR AUTOWASHING. Vehicles shall not be washed outdoors with powered equipment between the hours of 8:00 p.m. and 8:00 a.m.
8. DELIVERY HOURS. Deliveries shall occur between 9:00 a.m. and 4:00 p.m., Monday through Saturday.
9. OUTDOOR PAGING/SPEAKER SYSTEMS. Outdoor paging/speaker systems, if used, shall be operated during approved business hours only.
10. AUTOMOBILE DISPLAY. Automobile display shall only occur in designated display areas or display pads. No automobile display is allowed in front yard areas required to be landscaped with vegetation.
11. MAXIMUM NUMBER OF EMPLOYEES. The maximum number of employees shall be 25.

12. **MAXIMUM NUMBER OF SERVICE BAYS.** The maximum number of service bays shall be 18.
13. **EMPLOYEE AND CUSTOMER PARKING.** Parking spaces designated for employee or customer parking (as indicated on the site plans dated March 28, 2014) shall not be used for vehicle display purposes.
14. **PARKING SIGNS.** Parking areas for employees and customers (as indicated on the site plans dated March 28, 2014) shall be clearly marked with signs and have appropriate directional signs visible from Blossom Hill Road.
15. **LIGHTING.** All proposed exterior illumination shall be designated to not create off-site impacts to adjacent neighbors. Staff shall conduct an inspection within 60-days of final occupancy to verify compliance.
16. **MASONRY WALL.** A minimum 6-foot high masonry wall with vines or screening landscaping shall be erected along the rear property line.
17. **AUTOMOBILE PAINTING.** No vehicle painting shall be allowed in the body shop unless the operator is able to satisfy all applicable environmental, health and safety regulations, comply with applicable regulatory agency standards, and obtain the required permit approvals from the Town and the Bay Area Air Quality Management District prior to any work being performed. **SIGN PERMIT:** A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs.
18. **CERTIFICATE OF USE AND OCCUPANCY:** A Certificate of Use and Occupancy from the Los Gatos Community Development Department must be obtained prior to commencement of use.
19. **BUSINESS LICENSE:** A business license from the Town of Los Gatos Finance Department must be obtained prior to the commencement of any new or change of use.
20. **TOWN INDEMNITY.** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
21. **SIGN PERMIT:** A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs.

Building Division

22. **PERMITS REQUIRED:** A Building Permit shall be required for the any alterations to the existing commercial building. Separate permits are required for electrical, mechanical, and plumbing work as necessary.
23. **CONDITIONS OF APPROVAL:** The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
24. **SIZE OF PLANS:** Four sets of construction plans, maximum size 24" x 36".

25. TITLE 24 ACCESSIBILITY – COMMERCIAL: For any proposed tenant improvements, on-site parking and general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include, but not be limited to, accessibility to building entrances from parking facilities and sidewalks. The building shall be upgraded to comply with the latest California Title 24 Accessibility Standards. Necessary work shall be first investigated by the design Architect and then confirmed by Town staff.
26. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development – Planning Division: Erwin Ordoñez (408) 354-6806
 - b. Santa Clara County Fire Department: (408) 378-4010
 - c. County Environmental Health Department: (408) 885-4200

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