

# City of El Paso de Robles

RESOLUTION NO: 87-84

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 87004  
AND USE PERMIT 87011  
(CULVER BROTHERS - INDUSTRIAL DEVELOPMENT PLAN)

WHEREAS, Planned Development 87004 has been filed by Culver Brothers Builders to construct a roofing tile manufacturing facility and a five building multi-tenant industrial project to be located on the northeast corner of Cloud Way and Dry Creek Road (Parcel 52 of Parcel Map PR 80-053), and

WHEREAS, Conditional Use Permit 87011 has been filed by Culver Brothers Builders for the establishment and operation of a roofing tile manufacturing facility, for a master occupancy permit for the five industrial buildings and for several freestanding signs in the AP,PD Zone,

WHEREAS, the site is located within a Planned Development Overlay Zoning District, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 27, 1987 and by the City Council on November 17, 1987, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan and conditional use permit, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. The proposed development plan is consistent with the policies established by the General Plan;
2. The proposed development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District regulations);
3. The proposed development plan and conditional use permit will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general

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welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby approve Planned Development 87004 and does hereby approve Conditional Use Permit 87011 subject to the following conditions listed below:

## CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. Conditional Use Permit 87011 authorizes the following uses on Parcel 52 of Parcel Map PR 80-053:

a. Development and operation of roofing tile manufacturing facility including outdoor storage of roofing tiles, construction materials and equipment. Any change of occupancy of this facility will require an amendment to this conditional use permit.

b. Occupancy of five multi-tenant industrial buildings by those uses listed in Exhibit A (attached);

c. Placement of four free-standing signs, for tenant identification purposes, in front of each of the four multi-tenant buildings which face Cloud Way.

This Conditional Use Permit does not authorize the outdoor storage of materials and equipment, other than those items listed in the above section 1(a). Any use not listed above may not occupy this site unless the Planning Commission so authorizes via either an amendment to this Conditional Use Permit or a finding that a proposed use is similar to a use listed on Exhibit A.

2. This Conditional Use Permit shall be reviewed annually by the Planning Commission for compliance with the conditions of approval. After conducting at least one such annual review, the Planning Commission may waive further scheduled reviews if it finds that all conditions are in a state of compliance.

3. The site shall be kept in a neat manner; landscaping, including street trees, shall be maintained in a viable condition.

4. All uses occupying the property shall abide by the general performance standards for all uses required by Municipal Code Section 21.21.040 (Copy attached as Exhibit B).

5. All parking spaces shown on the site plan shall be kept clear of obstructions for the parking of vehicles; they shall not be used for outdoor storage of materials or equipment.

6. All uses shall comply with the Building and Fire Codes

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adopted by Title 17 of the Municipal Code. Individual Certificates of Occupancy shall be obtained for each tenant space. Each new tenant which occupies a space for which a Certificate of Occupancy was previously issued shall obtain a new Certificate of Occupancy.

7. Any condition imposed by the Planning Commission in granting a CUP 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 granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or adjacent or abutting properties, or, in case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

## CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

8. This development project is subject to all of the Standard Conditions for Issuance of Building Permits for Commercial and Industrial projects, dated September 16, 1987, and attached as Exhibit "C" and amended as follows:

a) Condition No. 18, which requires paving to centerline, is amended to require paving to a point 12 feet beyond centerline on Cloud Way,

9. The applicant shall submit site plan, landscape and irrigation plans, all sign elevations and locations, and building elevations, colors and materials to the Architectural Review Committee for their review and approval. Architectural Review requirements shall include trash enclosures and screening methods for the roofing tile manufacturing facility.

10. All improvements required by the Architectural Review Committee shall be installed.

11. Any wall mounted signage shall be subject to Architectural Review Committee approval.

12. The applicant shall modify the site plan to accommodate a dedication of 25 feet on Dry Creek Road.

13. The applicant shall apply for City Council approval of a waiver of the restriction on use of septic system for industrial use. Provided a waiver is granted, the private sewage disposal system shall be designed and constructed to allow for future connection to public sewer at the time public sewer becomes available. In addition, the applicant shall provide private sewage disposal (septic) design, percolation test and 100% expansion area acceptable to the City Engineer. If a waiver is

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not approved, the applicant shall defer development of the site until such time that public sewer can be made available to the site.

14. On-site water shall be constructed as required by the City Engineer and Fire Chief.

PASSED AND ADOPTED THIS 17th day of November, 1987 by the following roll call vote:

AYES:	COUSINS, OVITT, DOLAN, MARTIN AND RUSSELL
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

  
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MAYOR NICK RUSSELL

ATTEST:

  
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JERRY BANKSTON, CITY CLERK