

City of El Paso de Robles

RESOLUTION NO: 87-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING PLANNED DEVELOPMENT 87010 (TRUE TUBE, INC. - MANUFACTURING BUILDING)

WHEREAS, Planned Development 87010 has been filed by True Tube Inc. to construct a metal tubing manufacturing facility with additional leasable building area to be located on the northeast corner of Ramada Drive and the north end of Vendels Circle, and

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 November 24, 1987 and by the City Council on December 1, 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

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 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 87010 subject to the following conditions listed below:

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CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. The site and its use shall be in conformance with the site plan (Copy attached as Exhibit A).
2. The site shall be kept in a neat manner; landscaping, including street trees, shall be maintained in a viable condition.
3. 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).
4. 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.
5. All uses shall comply with the Building and Fire Codes 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.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

6. 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".
7. 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 (ARC) for their review and approval. Any changes made to the approved ARC plans shall require additional ARC review and approval.
8. All improvements required by the Architectural Review Committee shall be installed.
9. Any wall mounted signage shall be subject to Architectural Review Committee approval.
10. The applicant shall either obtain necessary permits and approvals from the Environmental Health Department and Air Pollution Control District for the installation of the solvent tank, or obtain letter(s) from same indicating that there is no need for a permit from their agency.
11. The applicant shall obtain an Industrial Sewer Discharge Permit from the Public Works Department.

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12. The applicant shall comply with all provisions of the Uniform Building and Fire Codes and shall consult with the Fire Chief as to storage of flammable materials and hazardous chemicals.

13. The applicant shall install one (1) City standard street light at the corner of Vendels Circle and Ramada Drive, with the exact location to be determined by the City Engineer.

PASSED AND ADOPTED THIS 1st day of December, 1987 by the following roll call vote:

AYES: Cousins, Martin, Ovitt, Russell

NOES: Dolan

ABSTAIN: None

ABSENT: None



MAYOR NICK RUSSELL

ATTEST:



JERRY BANKSTON, CITY CLERK