

RESOLUTION NO.: 99-045
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99007
(Block Graphics)

APN: 025-471-028

WHEREAS, Planned Development 99007 has been filed by Pacific Management and Development on behalf of Block Graphics for the development of a new 72,000 square foot manufacturing facility to be built in three phases, located on the northwest corner of Dry Creek Road and Cloud Way, and

WHEREAS, the development plan would consist of the construction of a 72,000 square foot facility with 24,300 square foot being built in Phase I, 16,200 square feet being built in Phase II and 31,500 being built in phase III, and

WHEREAS, the site is zoned AP,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission, and

WHEREAS, the project went before the Airport Advisory Committee on May 11, 1999, where the development concept was approved, and

WHEREAS, the City Council at their meeting of July 6, 1999, approved the applicant's request to file development plans prior to the completion of the airport specific plan, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 13,1999, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;

3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person 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;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Site Plan
C	Preliminary Grading Plan
D	Floor Plans
E	Building Elevations
F	Landscaping Plan
G	Color Board (on file)
*Large copies of plans are on file in the Community Development Department	

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. This planned development application, PD 99007, would allow the construction of a 72,000 square foot manufacturing facility to be built in three (3) construction phases. The future phases shall be processed through the site plan review process and be reviewed and approved by the Development Review Committee (DRC).

4. All signage needs to be reviewed and approved by the DRC.
5. As suggested by the Development Review Committee, at their meeting of June 21, 1999, revisions should be made to the south facing elevation to provide more architectural design to break-up the large expanse of building. Architectural plans shall be submitted to the DRC for approval prior to issuance of construction permits.
6. A final landscaping plan shall be submitted for review and approval by the Community Development Department prior to issuance of construction permits.
 - a. The plant palette must use materials that are compatible with the Paso Robles climate, and be tolerant to frost and heat.
 - b. Further detail needs to be added to the plans which shows the turf or ground cover proposed to be used in the areas between the parking lot and the streets.
 - c. Depending on the revisions to the architecture on the south facing elevation, more landscaping may need to be installed to screen the large expanse of wall.
7. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera.
8. There shall be no unshielded lighting on the building such as wall mounted "light packs". All lighting shall be fully shielded. The applicant shall demonstrate that lighting is shielded in conjunction with planning staff review of the construction drawings.
9. Future phases may need additional trash enclosures and off-street loading spaces, this will be determined at the site plan level for each future phase.
10. Non reflective materials shall be used in the buildings, outdoor equipment and signs where reflection would cause a flying hazard. Roofs shall be constructed of a non reflective material or painted/treated to prevent reflection.
11. No outdoor storage is allowed with this development plan. If recyclable bails (of paper) will be placed outside for pickup, a separate screened decorative masonry enclosure shall be provided.

ENGINEERING SITE SPECIFIC CONDITIONS:

12. All of the oak trees bordering the property must be protected during construction and the curb and gutter on Cloud Way must be installed in a manner approved by a licensed arborist in order to protect the health of the tree.
13. A final grading plan must be submitted and approved by the City Engineer prior to any grading.

14. The applicant shall provide a water service line to serve the parcel including a backflow prevention device at the domestic water meter and fire protection connections. Staff recommends that the applicant install a separate water meter for landscaping purposes.
15. The applicant will be required to complete an Application For Septic Tank Use and submit a percolation study. The applicant will need City Council approval for the septic tank prior to the issuance of a building permit.
16. The applicant will be required to complete an Industrial Waste Discharge Permit Application form prior to issuance of a grading permit.
17. The two detention basins shown on the conceptual grading plan are located within existing easements. These detention basins will have to be moved outside of the 15-foot and the 35-foot easements.
18. Cloud Way frontage will need to be improved with curb, gutter, pavement, parkway landscaping and/or streetlights to a thirty foot half-width Local Street.
19. The applicant will underground all utilities to serve the proposed development.

AIR POLLUTION CONTROL DISTRICT CONDITIONS

20. The applicant shall install a transit shelter, or enter into an agreement, that once a transit route is established, a transit shelter would be constructed with direct pedestrian access to and from the facility.
21. A bike rack and parking area shall be provided on-site. The ratio of bike stalls is suggested to be one stall per three-thousand square feet of building.
22. Walls and attic insulation shall be increased beyond Title 24 requirements. The building plans shall include calculations for Title 24 requirements and indicate how additional insulation has been added.
23. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible.
24. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
25. Water trucks or sprinklers systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph.
26. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

27. All dust control mitigation measures required shall be shown on the grading plans. The contractor shall designate a person to monitor dust control program and the name and number of such persons shall be provided to the City.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

PASSED AND ADOPTED THIS 13th day of July 1999, by the following Roll Call Vote:

AYES: WARNKE, JOHNSON, NEMETH, FINIGAN, FERRAVANTI, TASCONA

NOES: NONE

ABSENT: STEINBECK

ABSTAIN: NONE

VICE-CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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