

RESOLUTION NO.: 99-051
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99012
(Blackburn)

APN: 025-403-062

WHEREAS, Planned Development PD 99005 has been filed by Ted Weber on behalf of Robert Blackburn, for the development of a new 15,000 square foot manufacturing facility to be built in three phases, located south of Mesa Road and west of Golden Hill Road, off of Vanderlip Court, and

WHEREAS, the site is zoned C3,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, this property is in the Mesa/Prospect, C3,PD zone, where a Conditional Use Permit (CUP) is required as a result of Ordinances 560 N.S. & 755 N.S., and

WHEREAS, CUP 99005 has been filed by the applicants for the project, and

WHEREAS, the City Council at their meeting of August 3, 1999, will review 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 August 10, 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 Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Conditional Use Permit applications 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 - Preliminary Grading Plan - Landscaping Plan
C	Building Elevations
D	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 99012, would allow the construction of a 15,000 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 July 26, 1999, the landscape plans shall be revised to show the replacement of three out of the six Austrian Black Pine trees shown on the western elevation of building C, every other one shall be replaced with London Plane Sycamores.
6. The wall along the western property line, adjacent to the residentially zoned property, shall be constructed of decorative masonry (split-face, slump stone or stucco covered precision block). Not the "wood-crete" planks as presented to the DRC.
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.
12. The front elevation of Building C (south facing elevation) shall have the same architecture and design as the front elevation of Building A.

ENGINEERING SITE SPECIFIC CONDITIONS:

13. Prior to the issuance of a grading permit, the applicant shall dedicate one-half width local roadway for Prospect Street along the project frontage. In addition, prior to the issuance of a Certificate of Occupancy, the applicant shall improve this road to a local road standard with paving, concrete curb and gutter, parkway landscaping, and concrete sidewalk and streetlight. Improvements to transition smoothly to the existing paving shall be installed at the direction of and to the satisfaction of the City Engineer.
14. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a streetlight at Vanderlip Court.
15. Concurrent with the issuance of a grading permit, the applicant shall submit drainage calculations for a detention basin to be constructed to mitigate the additional run-off as a result

of this development. The basin shall be designed in accordance to the City's Standards and Specifications. Calculations for the basin shall be prepared by a licensed civil engineer and shall be submitted to the City Engineer for review and approval.

AIR POLLUTION CONTROL DISTRICT CONDITIONS

16. Walls and attic insulation shall be increased beyond Title 24 requirements, to a level exceeding Title 24 requirements by fifty (50) percent. The building plans shall include calculations for Title 24 requirements and indicate how additional insulation has been added.
17. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible.
18. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
19. 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.
20. 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.
21. 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:

22. One fire hydrant shall be located on site, along the southern property, in the landscaped area.
23. Provide approved Automatic Fire Sprinkler System for each building.
24. Provide approved turnaround between Phase I and II.
25. Provide KNOX box locked key box at approved location.
26. Provisions shall be made to update the Fire Department Run Book.

PASSED AND ADOPTED THIS 10th day of August 1999, by the following Roll Call Vote:

AYES: Johnson, Warnke, Nemeth, Steinbeck, Finigan, Ferravanti, Tascona

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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