

RESOLUTION NO. 99-052
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 99005
(Blackburn Manufacturing)
APN: 025-403-062

WHEREAS, Conditional Use Permit (CUP) 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, this property is in the Mesa/Prospect, C3,PD zone, where a Conditional Use Permit (CUP) is required via Ordinances 560 N.S. & 755 N.S and CUP 99005 is required to be reviewed and approved by the Planning Commission, and

WHEREAS, the CUP shall address the location of the manufacturing use to the neighboring residential and apply conditions as necessary, 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 CUP, 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 application in accordance with the California Environmental Quality Act, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, 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 Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 99005 subject to the following conditions:

STANDARD CONDITIONS

1. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the

case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

2. The site shall be kept in a neat manner at all times.
3. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 99012 and its exhibits.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

4. A final landscaping plan shall be submitted for review and approval by the Community Development Department prior to issuance of construction permits. As discussed in the DRC meeting of July 26, 1999, out of the six Austrian Black Pine trees shown on the western elevation of building C, every other one (three of them) shall be replaced with London Plane Sycamore.
5. If night-shift work is going to be implemented, all work shall be done inside the buildings with the doors closed. Any night lighting will need to be fully shielded and shown on the construction plans.
6. Truck deliveries and pick-ups shall be limited to 7:00AM and 6:00PM, Monday through Saturday.
7. No outdoor storage shall be allowed on this site.
8. No mechanical equipment such as air compressors shall be installed outside of the building, except for HVAC equipment for the buildings.

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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