

RESOLUTION NO. 99-065  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 99011  
(MORRO BAY CABINETS)

APN: 009-314-014

WHEREAS, section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for construction of buildings with ten thousand or more gross square feet, and

WHEREAS, Nick Gilman, on behalf of Morro Bay Cabinets, has filed a development plan application to construct an 11,200 square foot building addition to an existing cabinet shop and 26 new parking spaces located at 1720 Commerce Way, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 14, 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 approving 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 reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes 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.

**SITE SPECIFIC CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

**COMMUNITY DEVELOPMENT:**

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	Site Plan/Landscape Plan
C	Grading Drainage Plan
D	Floor Plan
E	Elevations
F	Building Mounted Lights
G*	Material and Color Board
* On file in the Community Development Department	

3. The approval of Planned Development PD 99011 would allow for the construction of an 11,200 square foot building addition and 26 new parking spaces at 1720 Commerce Way.
4. This project approval shall expire on September 14, 2001 unless a time extension request is filed with the Community Development Department prior to expiration.

5. The approval of this planned development application in no way is intended to preclude or modify rights as established by law. Planning Commission action does not add or take away any rights that have already been established by law.
6. All building mounted lights shall be shielded. Shields shall be installed which fully contain the light source and lens to direct light downward and prevent off-site glare. Building mounted lights shall be in substantial conformance with Exhibit F, applicant provided cut sheet showing how the light shielding will occur.
7. Any other site lighting shall be fully shielded and approved by Planning Staff prior to issuance of building permits.
8. All project landscaping shall be automatically irrigated.
9. All electrical transformer vaults and exposed water backflow prevention equipment shall be screened from public view in a manner to be approved by the Planning staff. To comply with this condition, final construction plan details shall indicate the locations and screening methods proposed and the appropriateness of screening shall be determined prior to issuance of building permits for a respective project phase.
10. The roof and any roof equipment (no roof equipment is proposed) shall be painted a neutral color, so as not to create a glare which could effect the motorists on the highway.
11. The building architecture and use of colors and materials shall be architecturally compatible with Exhibit F.
12. All trash enclosures shall be constructed of decorative masonry block compatible with the main building. Gates shall be provided and be view obscuring and constructed of durable materials such as painted metal or chain link with slating. The applicant shall submit a plot plan showing design, materials and location of a trash enclosure for staff level review and approval.

#### ENGINEERING:

13. Prior to the issuance of a grading permit and/or a building permit, the applicant shall submit final detention basin design for the City Engineer's review and approval.
14. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the construction of the detention basin to the satisfaction of the City Engineer.

#### EMERGENCY SERVICES:

15. Fire hydrants will be required to be installed as designated on Exhibit B. One hydrant to be located planter area N/E of N/E corner of new building.

16. The building will require an Automatic Fire Sprinkler System. The system will need to show which building the alarm has sounded in and direct crews to the proper building.
17. Provide KNOX box locked key box at approved location.
18. Provisions shall be made to update the Fire Department Run Book.

PASSED AND ADOPTED THIS 14th day of September 1999, by the following Roll Call Vote:

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

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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