

RESOLUTION NO.: 99-075
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99020
(Highway 46 Partners)
APN: 025-403-055

WHEREAS, Planned Development PD 99020 has been filed by Newlin Hastings on behalf of Highway 46 Partners, for the development of a new 14,000 square foot commercial facility with outdoor storage areas, located at 2323 Tuley Court, at the end of Tuley Court fronting on to Highway 46 East, and

WHEREAS, the planned development and Conditional Use Permit items were continued open public hearing from the Planning Commission Hearing of October 12, 1999, and

WHEREAS, the items were continued from the October 12, 1999 meeting because of an error by the Tribune regarding the publishing of the Negative Declaration public noticing, and

WHEREAS, the site is zoned C3, according to Section 21.23B.5.a of the Zoning Code, commercial buildings with ten thousand or more gross square feet, a development plan is required to be reviewed and approved by the Planning Commission, and

WHEREAS, the applicant is requesting the use of outdoor storage, and according to Section 21.16.200.M.b, a Conditional Use Permit is required, and

WHEREAS, CUP 99008 has been filed by the applicants for the project, and

WHEREAS, the City Council at their meeting of October 5, 1999, will review the applicant's request to file development plans prior to the completion of the airport specific plan, and

WHEREAS, a continued open public hearing was conducted by the Planning Commission on October 26, 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
C*	Preliminary Grading Plan
D	Landscaping Plan
E	Building Elevations
F	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 99020, would allow the construction of a 14,000 square foot commercial building.
4. The applicant shall develop a signage plan for the building, which would address consistent signage for each tenant space. The program would need to be reviewed and approved by the DRC.
5. As suggested by the Development Review Committee, at their meeting of September 27, 1999, the landscape plans shall be revised to show the increase of spacing of the London Plane Sycamores along the northern property line to one every forty (40) feet. The planting strip along the west property line shall be increased to five (5) feet and additional landscaping added. Additional trees may be required at the northeast corner of the property, depending on the existing landscaping on the adjacent Cal-West Rain project. Revised landscaping plans reflecting the above mentioned items shall be submitted for review by the Development Review Committee prior to the issuance of grading permit.
6. 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.
7. 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.
8. If additional "dumpsters" besides the two which are proposed, additional trash enclosures constructed of decorative block and have metal view obscuring gates shall be installed.
9. 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.
10. The proposed site plan is not proposing any fencing along the property lines of the project, only around the three outdoor storage areas. In the future, if the applicant wants to add fencing or change the location of the outdoor storage areas, a fencing and screening plan shall be reviewed by the Development Review Committee.
11. For the outdoor storage areas that can be seen from Highway 46 East, a fencing material besides chain link and slats shall be used. The material shall complement the building, such as matching metal or possibly a vinyl material. The final material shall be presented to the DRC for review and approval.

ENGINEERING SITE SPECIFIC CONDITIONS:

12. Concurrent with the issuance of a building permit, the applicant shall pay his pro-rata share of the Airport and Highway 46 Sewer Reimbursement Agreement.

13. Prior to the issuance of a Certificate of Occupancy, the applicant shall extend waterlines to serve his project in accordance to the City's standards and specifications. Water construction plans shall be reviewed and approved by the City Engineer prior to construction. Separate backflow prevention devices shall each be installed for the domestic water, landscape irrigation, and fire protection service lines.
14. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a sewer lateral to serve his project. Any connections to the existing sewer main shall be made in accordance to the City's standards and specifications. Proposed connection details shall be reviewed and approved by the City Engineer prior to construction.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

15. Fire hydrants will be required to be installed on site. Emergency Services will indicate the location for the hydrant(s).
16. Provide approved Automatic Fire Sprinkler System for the building.
17. Provide KNOX box locked key box at approved location.
18. Provisions shall be made to update the Fire Department Run Book.
19. Driveways shall be a minimum of 16' wide for one way traffic and 24' wide for two way traffic. Radii shall meet City specifications.

PASSED AND ADOPTED THIS 26th Day of October, 1999 by the following Roll Call Vote:

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

NOES: NONE

ABSENT: FINIGAN

ABSTAIN: NONE

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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