

RESOLUTION NO.: 99-077
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99017
(Leo Tidwell)
APN: 009-831-002

WHEREAS, Planned Development PD 99017 has been filed by Leo Tidwell, for the development of a new 6,250 square foot equipment storage building with a future ancillary office, located at 1890 Ramada Drive, just east of the new Jack in the Box restaurant, and

WHEREAS, this planned development is a continued open public hearing from the Planning Commission Hearing of October 12, 1999, and

WHEREAS, the item was 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 M, according to Section 21.23B.5.a of the Zoning Code, 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 subject building has been constructed without previous entitlements, and

WHEREAS, the approval PD 99017 would bring the building in compliance with the zoning code, which is the first step to allow the issuance of Building Permits, and

WHEREAS, the 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 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	Building Elevations
D	Light Shields

*Large copies of plans are on file in the Community Development Department

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. The subject building shall be vacated by November 1, 1999, and shall remain vacated until all conditions of approval and Zoning and Building Code requirements are met.
4. This planned development application, PD 99017, would allow the construction of a 6,250 square foot equipment storage building with ancillary office within the 6,250 square foot building.
5. As suggested by the Development Review Committee, at their meeting of September 20, 1999, the landscaping "triangle" at the entrance gate shall be expanded to the east approximately

thirty (30) feet to screen the views of the outdoor storage area from Ramada Drive. A final landscaping plan shall be submitted for staff review prior to the Certificate of Occupancy.

6. The existing vegetation (trees and shrubs) that surround the outdoor storage areas shall be retained and maintained to effectively screen the outdoor storage areas.
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. The existing wall pack lights on the building are not properly shielded and shall be shielded with new shields as described in attached Exhibit D prior to a Certificate of Occupancy.
9. As stated on the site plan, the existing perimeter chain link fencing shall be removed and replaced with a new six (6) foot chain link fence with slats. This work shall be performed prior to the Certificate of Occupancy.
10. As stated on the site plan, the storage yard shall be covered with AC paving. The required parking spaces shall be striped per city code. This work shall be performed prior to the Certificate of Occupancy.
11. As stated on the site plan, a trash enclosure shall be installed. The enclosure shall be constructed of decorative masonry (split face block, slumpstone or stucco covered precision block) and have metal view obscuring gates. The enclosure shall be constructed prior to occupancy.
12. The existing office trailer shall be removed prior to the issuance of occupancy.

ENGINEERING SITE SPECIFIC CONDITIONS:

13. Prior to the issuance of a Certificate of Occupancy, right-of-way for the future Airport Loop Road in accordance to the General Plan, shall be dedicated to the City. Final alignment and configuration of the road dedication shall be reviewed and approved by the City Engineer. Any existing buildings within the dedication area shall be removed by the applicant prior to acceptance of the dedication by the City.
14. 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 and for the fire protection service lines.
15. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a sewer lateral to serve his project. Any connections to the Templeton Trunk Sewer shall be made at an existing manhole and in accordance to the City's standards and specifications. Proposed connection details shall be reviewed and approved by the City Engineer prior to construction.

16. Concurrent with the issuance of a building permit, the applicant shall enter an Agreement not to protest the future formation of an Assessment District to improve the interchange at Highway 101 and 46 West. The Agreement shall be in a form to the satisfaction of the City Attorney and/or the City Engineer.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

17. Fire hydrants will be required to be installed on site. Emergency Services will indicate the location for the hydrant(s).
18. Provide approved Automatic Fire Sprinkler System for the building.
19. Provide KNOX box locked key box at approved location.
20. Provisions shall be made to update the Fire Department Run Book.

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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