

RESOLUTION NO.: 99-079  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 99025  
(MINNIS)

APN: 009-633-026

WHEREAS, Planned Development 99025 has been filed by Bob Fisher on behalf of Gary Minnis for the construction of a 2,800 square foot industrial building, and

WHEREAS, the project would be located on property located at 1120 Ramada Drive, just north of the existing Central Coast Gases site, and

WHEREAS, in conjunction with the development plan, Conditional Use Permit 99009 has been submitted to allow outdoor storage, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 26, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed amendment to 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

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. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;

- b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
- c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
- d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 99025 subject to the following conditions:

**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 Landscaping Plan
D*	Building Elevations
E*	Grading and Drainage Plan
F*	Color and Material Board
G	Section 21.21.040, General Performance Standards

\* Indicates that exhibit is on file in the Community Development Department.

- 3. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 99009 and its exhibits.

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

- 4. This Planned Development (PD 99025) would authorize the operation of a 2,800 square foot industrial storage and wholesale building and the accompanying CUP 99009 would authorize limited outdoor storage.
- 5. As discussed at the DRC meeting of October 11, 1999, all shrubs shall be a minimum 5 gallon size except for the rosemary which can be 1 gallon. All trees shall be a minimum of 15 gallon size.

6. Any signage would need to be reviewed and approved by the DRC and necessary permits would need to be processed through the Building Department. The maximum square footage of building mounted signage shall be forty (40) feet, since the building has forty (40) feet of building frontage along Ramada Drive.
7. Future building expansion would need to go through the Site Plan process and be approved by the DRC.
8. The project operations 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 (copy attached as Exhibit G).

#### **EMERGENCY SERVICES SITE SPECIFIC CONDITIONS**

9. Provide a Hazardous Materials Management Plan to Emergency Services that meets Section 80 of the UFC.
10. Provide Hazardous Materials Inventory Statement that meets Section 80 of the UFC.
11. Provide KNOX box locked key box at approved location.

#### **ENGINEERING SITE SPECIFIC CONDITIONS**

12. The applicant shall install a backflow prevention device to its domestic water and irrigation water service. It is recommended that a separate irrigation water service be installed so that the applicant will not have to pay its monthly sewer fees against water used for irrigation.
13. The sewer lateral for the proposed building shall connect to the sewer main in Ramada Drive. The applicant may connect to the Templeton Trunk Sewerline provided a manhole is installed at the connection point.
14. The applicant shall protect the existing Templeton Trunk Sewerline during all phases of construction and at all times.
15. Prior to the issuance of a grading permit, the applicant shall enter an agreement not to protest the formation of an assessment district for the future improvement of the interchange at Highway 101 and 46 West.
16. Prior to the issuance of a grading permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlying's groundwater water rights.

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

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

NOES: NONE

ABSENT: FINIGAN

ABSTAIN: NONE

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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