

RESOLUTION NO.: 00-036
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-008
(BUZZETTI/NANOMETER)

APN: 025-391-062

WHEREAS, Planned Development 00-008 has been filed by George Garcia on behalf of Mike Buzzetti/TKD Enterprises for a three lot commercial subdivision and development of a industrial/business park, and

WHEREAS, the project would be located on the northwest corner of Golden Hill Road and Dallons Drive, and

WHEREAS, in conjunction with the development plan, a Tentative Parcel Map PR 00-076 has been submitted that would subdivide the existing 7.39 acre site into two 2 acre parcels and one 2.86 acre parcel, and

WHEREAS, the subject site is located within the Borkey Area Specific Plan, 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 July 11, 2000, 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;
- e. That the development would meet the purpose and intent of the Borkey Area Specific Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-008 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 approval of Planned Development 00-008 authorizes the development of 72,380 gross square feet of office and manufacturing buildings in conjunction with the three lot commercial subdivision. Any changes to the development plan and/or parcel map that does not substantially conform to the following listed exhibits may require further design review and environmental analysis and could require amending PD 00-008 through the public hearing process.
3. 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	Tent. Map / Site Plan
C	Preliminary Grading and Drainage Plan
D	Landscape Plans
E	Phasing Plan
F	Building 1 Floor Plan & Elevations
G	Building 2 Floor Plan & Elevations
H	Building 3 Floor Plan & Elevations
I	Building 4 Floor Plan & Elevations
J*	Color and Material Board

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

4. The project shall comply with all conditions of approval in the resolution granting approval to Parcel Map PR 00-076 and its exhibits.
5. 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.
6. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
7. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.

SITE SPECIFIC CONDITIONS:

8. Final landscape plans shall be designed by a Landscape Architect and be submitted for DRC review prior to recordation of the final map. The following items shall be included:
 - Street Trees along Golden Hill and Dallons Drive, installed at a ratio of one per 40 feet of street frontage (per BASP).
 - Interior site landscaping, including the 25 foot buffer area along the northern property line.
 - Size, spacing and species of all plant and tree materials needs to be noted
 - Detailed description of necessary soil amendments
 - Irrigation plan.
 - Fence/wall details.
9. Phases I and II landscaping shall be installed in Phase I, specifically along the northern property (25 foot buffer).
10. A master sign program shall be submitted to the Development Review Committee for review and approval.

11. The all exterior light fixtures including the parking lot pole lighting shall be fully shielded and subject to planning staff review prior to issuance of construction permits. No exterior lighting shall be installed on the north side of buildings 3, 6 & 7.
12. Provide on-site bicycle parking (One bicycle parking space for every 10 car parking spaces is considered appropriate). Final number of bike spaces can be worked out between staff and the applicant.
13. Future site development (Phases II & III) shall be subject to Site Plan review by the Development Review Committee (DRC).
14. All future development (Phases II & III) will be expected to demonstrate compliance with the design parameters established by the PD 00-008. Any substantial deviation from these adopted design standards would require the processing of a Planned Development amendment with consideration by the Planning Commission through the public hearing process.
15. There shall be no outdoor storage for any of the buildings with this development plan.
16. There shall be no receiving/roll-up door openings on the north side of buildings 3, 6 & 7.
17. In order to complement the building architecture, precision block may be used for the trash enclosures. Metal view obscuring gates shall be utilized.

PASSED AND ADOPTED THIS 11th day of July 2000, by the following Roll Call Vote:

AYES: Nemeth, McCarthy, Steinbeck, Johnson, Finigan

NOES: None

ABSENT: Warnke, Tascona

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST: _____
ROBERT A. LATA, PLANNING COMMISSION SECRETARY