

RESOLUTION NO.: 00-053
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-011
(JIT Manufacturing)
APN: 009-314-008

WHEREAS, Planned Development 00-011 has been filed by Rarig Construction on behalf of JIT Manufacturing, Inc. for the development of a new 30,000 square foot manufacturing building, located at the rear of the existing JIT property at 1610 Commerce Way, and

WHEREAS, in conjunction with the development plan, Tentative Parcel Map PR 00-217 has been submitted that would subdivide the existing 6.25 acre site to create a 1.55 acre site for the new 30,000 square foot building, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 22, 2000, 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 Mitigated Negative Declaration status for this project, and a Mitigated 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	Landscaping Plan
E	Color Board (on file)

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

SITE SPECIFIC CONDITIONS:

3. This planned development application, PD 00-011, would allow the construction of a 30,000 square foot manufacturing.
4. The project shall comply with all conditions of approval in the resolution granting approval to PR 00-217 and its exhibits.
5. All signage needs to be reviewed and approved by the DRC.
6. The proximity of the southern driveway entrance/exit is located at the corner of Fontana and Linne, for safety purposes, all vehicle traffic(including employee and truck traffic) shall enter in the southern driveway and exit out the northern driveway in order to prohibit left turns out of the site onto Fontana Road from the southerly driveway. Entry and exit signs shall be placed at the appropriate places reflecting this condition.

7. If it is intended that outdoor equipment such as air compressors (or other noisy equipment) be located outside of the building, a noise study shall be prepared that would address appropriate mitigations for any "noisy" outdoor equipment.
8. 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.
9. There shall be no unshielded lighting on the building such as wall mounted "light packs". Prior to the issuance of a Building Permit, lighting cut-sheets shall be submitted to the Planning Division for review and approval.
10. No outdoor storage is allowed with this development plan.

PASSED AND ADOPTED THIS 22nd day of August 2000, by the following Roll Call Vote:

AYES: McCarthy, Warnke, Johnson, Nemeth, Tascona, Finigan

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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