

RESOLUTION NO.: 00-068
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-013
(VIBORG)
APN: 025-403-063

WHEREAS, Planned Development (PD) 00-013 has been filed by Nick Gilman on behalf of Ole & Paul Viborg, for the development of two 5,600 and one 5,880 industrial buildings to be built in three (3) construction phases, and

WHEREAS, the site is located at the end of Vanderlip Court, south of Mesa Road and west of Golden Hill Road, and

WHEREAS, the site is zoned C-3,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission, and

WHEREAS, this property is in the Mesa/Prospect, C-3,PD zone, where a Conditional Use Permit (CUP) is required per Ordinances 560 N.S. & 755 N.S., and

WHEREAS, CUP 00-010 has been filed by the applicants for the project, and

WHEREAS, the Planning Commission's approval of this project is preliminary until the City Council reviews the project to go forward prior to the adoption of the Airport Specific Plan, and

WHEREAS, the City Council at their meeting of October 3, 2000, will review the applicant's request to file development plans prior to the completion of the Airport Specific Plan and the project approval is contingent upon such Council authorization, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 26, 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 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

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. 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 approve Planned Development 00-013 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 comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 00-010 and its exhibits.
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	Preliminary Site Plan and Grading Plan
C*	Phase I - Conceptual Landscaping Plan
D*	Phase I - Floor Plan
E*	Phase I - Building Elevations
F	Vehicular turn around
G*	Color Board

* Copies of plans are on file in the Community Development Department

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

4. This planned development application, PD 00-013, would allow the construction of two 5,600 and one 5,880 square foot industrial buildings to be built in three (3) construction phases.
5. This planned development is in the Airport Specific Plan Area and project approval prior to the adoption of the Airport Specific Plan is contingent upon City Council review and approval.
6. Prior to the construction of Phase II, a final landscape plan shall be submitted for review and approval by the DRC illustrating how the west facing sides of the buildings will be shielded from neighboring residential properties.
7. There shall be no access or windows on the west facing sides of the buildings.
8. Detailed plans for the future phases shall be processed through the site plan review process and be subject to review and approval by the Development Review Committee (DRC). Those plans shall include detailed information on parking, landscaping, building design, loading areas, trash enclosures and related details. The architectural design of buildings and landscape and hardscape materials for future phases shall be compatible with Phase I.
9. As discussed at the Development Review Committee meetings of September 11, 2000 and September 18, 2000, a vehicular turn around shall be provided in a manner to be approved by the Emergency Services and Community Development Departments prior to the issuance of construction permits. This turn around may be provided on the same parcel as the proposed development, or on the adjoining parcel to the west as conceptually shown on Exhibit F of this resolution.
10. 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.
11. Future phases may need additional trash enclosures and off-street loading spaces, this will be determined at the site plan level for each future phase.
12. 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.
13. No outdoor storage is allowed with this development plan.
14. No development or construction entitlements beyond the installation of a vehicular turnaround is authorized via this Planned Development on the adjacent western parcel (025-403-052). Any future use or construction on said parcel would be subject to independent development review. At such time that development is proposed on the western parcel, the need for appropriate landscape and sound buffering from adjacent residential properties shall be reviewed and required as needed.
15. Prior to issuance of building permits, the applicant shall record and establish the necessary legal access, utility and drainage easement through both parcels 025-603-52 and 25-403-063 to

provide adequate reciprocal access from the western parcel through to Vanderlip Court so as not to leave the western parcel landlocked.

ENGINEERING SITE SPECIFIC CONDITIONS:

16. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a streetlight at Vanderlip Court.
17. Prior to issuance of grading permits for phase I the applicant shall submit a detailed grading and drainage plan for all phases of the site for review by the City Engineer. The plans shall show the coordinated development across all phases of project development.
18. Concurrent with the issuance of a grading permit, the applicant shall submit drainage calculations for a detention basin to be constructed to mitigate the additional run-off as a result of this development. The basin shall be designed in accordance to the City's Standards and Specifications. Calculations for the basin shall be prepared by a licensed civil engineer and shall be submitted to the City Engineer for review and approval.
19. Concurrent with the issuance of construction permits the applicant shall pay his pro rata share of the Airport and Golden Hill Road Sewer reimbursement fees in addition to the standard connection fees.

AIR POLLUTION CONTROL DISTRICT CONDITIONS

20. Walls and attic insulation shall be increased beyond Title 24 requirements. The building plans shall include calculations for Title 24 requirements and indicate how additional insulation has been added.
21. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible.
22. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
23. Water trucks or sprinklers systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph.
24. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
25. All dust control mitigation measures required shall be shown on the grading plans. The contractor shall designate a person to monitor dust control program and the name and number of such persons shall be provided to the City.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

26. On-site fire hydrants shall be installed in a manner to be approved by the Fire Marshal.
27. All buildings shall be protected by an automatic fire sprinkler system as required by Municipal Code Section 17.04030 (Changes or Additions to the Uniform Fire Code), as adopted by Ordinance 706 N.S. Plans for the automatic fire sprinkler system shall be submitted to the Building Division in conjunction with Building Permits.
28. Provide KNOX box locked key box at approved location.

PASSED AND ADOPTED THIS 26th day of September 2000, by the following Roll Call Vote:

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

NOES: None

ABSENT: McCarthy

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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