

RESOLUTION NO.: 01-002
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-017
(HASTINGS ENTERPRISES)

APN: 025-403-020

WHEREAS, Planned Development (PD) 00-017 has been filed by Nick Gilman on behalf of Hastings Enterprises, for the development of two (2) industrial storage buildings of 15,688 square feet and 16,200 square feet respectively on a 1.79 acre site, and

WHEREAS, the site is located at 2200 Golden Hill Road, and

WHEREAS, the General Plan land use designation is Commercial Service (CS) and the zoning is Commercial / Light Industrial (C3), and

WHEREAS, the City Council at their meeting on January 2, 2001, reviewed and approved the applicant's request to allow the project to be considered in advance of the Airport Specific Plan, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 9, 2001, 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 that 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 report, 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 00-017 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*	Grading \ Drainage \ Landscape Plan
D*	Floor Plan
E*	Building Elevations
G*	Color Board

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

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. This Planned Development application, PD 00-017, would allow the construction of two (2) industrial storage buildings of 15,688 square feet and 16,200 square feet respectively.
4. 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.
5. Prior to issuance of a building permit, the applicant shall submit a revised site plan for Planning Staff approval that addresses the concerns brought up in the DRC meeting of December 11, 2000. The concerns were as follows:
 - a. Minimum 25 foot back space for all parking spaces (3 out of the 61 did not meet requirement).
 - b. Label eastern portion of parking lot for one-way traffic.
 - c. Final parking space count shall meet the zoning code requirements in regards to manufacturing/storage ratios.

6. Prior to issuance of a building permit, a final landscape plan shall be submitted for review and approval by the Development Review Committee.
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. 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.
9. 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.
10. No mechanical equipment such as air compressors shall be installed outside of the building, except for HVAC equipment for the buildings. Units shall be placed on the ground and be screened with landscaping if visible from public street.
11. No outdoor storage is allowed with this development plan.

ENGINEERING SITE SPECIFIC CONDITIONS:

12. 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.
13. 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.
14. Golden Hill Road shall be dedicated and improved to its ultimate width along the frontage of the property (City Standard A-1). At the meeting of December 19, 2000, the City Council voted to establish Underground Utility District No. 3, which allows the use of Rule 20 funds for overhead utility lines along Golden Hill Rd. between State Highway 46 and Union Rd. to be installed underground. This work is expected to be completed by July 2001. The applicant is strongly advised to coordinate all street improvement work with P.G. & E. and to defer construction of the asphalt pavement until the pole has been removed. Should this occur prior to issuance of a certificate of occupancy, the applicant will be required to post a security bond guaranteeing construction of this improvement.
15. Generally, a transition improvement has been required when the width of a street changes. The improvement to the south, Paso Robles Welding, is improved to the edge of the

existing roadway, and construction of a transition improvement would, in staff's opinion, visually impact the lawn area. In addition, the transition area is currently not within City right of way. Staff recommends waiving that requirement, but including a condition that appropriate safety and drainage improvements be constructed within the widened roadway section. Said improvements shall be incorporated into the improvement plans, which shall be subject to the review and approval of the City Engineer.

AIR POLLUTION CONTROL DISTRICT CONDITIONS

16. 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.
17. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible.
18. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
19. 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.
20. 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.
21. 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:

22. On-site fire hydrants shall be installed in a manner to be approved by the Fire Marshal.
23. 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.
24. Provide KNOX box locked key box at approved location.

PASSED AND ADOPTED THIS 9th day of January 2001, by the following Roll Call Vote:

AYES: McCarthy, Warnke, Johnson, Steinbeck, Tascona

NOES: none

ABSENT: none

ABSTAIN: none

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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