

RESOLUTION NO.: 01-024
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-028
(Jim Terbeek)
APN: 009-633-025

WHEREAS, Planned Development 00-028 has been filed by Robert Fisher on behalf of Jim Terbeek (Air Flow Filters) for the development of a new 7,610 square foot manufacturing building with a 2,660 square foot covered dock area, on a vacant 25,000 square foot lot located at 1140 Ramada Drive, and

WHEREAS, the site is zoned M, 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

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	Preliminary Landscape Plan
D	Building Elevations

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

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. This planned development application would allow the construction of a 7,610 square foot manufacturing building with a 2,660 square foot covered dock.
4. The planter area in front of the handicap parking space closest to the building shall be increased to a 5 foot width as required by the Zoning Code.
5. The applicant shall agree not to protest to the formation of an Assessment District to construct any future improvements at the intersections of Highways 46 West and 101 for the area served by Theater Drive, Ramada Drive and South Vine Street. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the manufacturing project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.
6. If, during any future construction excavation, any buried or isolated cultural materials are unearthed, work in the affected area should stop until these materials can be examined by a qualified Archeologist and appropriate recommendations made regarding their treatment and/or disposition. Such examination should be conducted under the coordination of the City of Paso Robles.

ENGINEERING SITE SPECIFIC CONDITIONS:

7. Prior to the issuance of a Grading Permit, the applicant shall complete and file an Industrial Waste Discharge Permit with the Public Works Department.

8. A sewer lateral shall be installed for the proposed development, connecting to an existing collection line in Ramada Drive. The sewer lateral shall remain private and its maintenance shall be the responsibility of the applicant.
9. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
10. The developer shall replace all damaged sidewalk abutting the property.
11. New street lights shall be installed as required by the City Engineer.

AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS

12. Wall and ceiling insulation to be upgraded one level from the Title 24 requirements.
13. Comply with the Air Pollution Control District dust control measures.
14. All glazing to be dual pane.
15. Appliances, furnaces, water heaters and lighting to be high efficiency and energy conserving.

PASSED AND ADOPTED THIS 13th day of March 2001, by the following Roll Call Vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Tascona, Calloway

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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