

RESOLUTION NO.: 01-063
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-011
(PACIFIC METAL FINISHING)
APN: 009-311-020

WHEREAS, Planned Development 01-011 has been filed by Bob Fisher on behalf of Pacific Metal Finishing (Phil and Linda Parker) for the development of a two new 10,000 square foot industrial / manufacturing buildings, on a vacant 1.6 acre property located at 440 Sherwood Road, and

WHEREAS, in conjunction with the development plan, Tentative Parcel Map PR 01-263 has been submitted that would subdivide the existing 1.6 acre site into two parcels where one 10,000 square foot building would be located on each parcel, and

WHEREAS, the project would be constructed in two phases, where the second building would be constructed on the rear parcel in 3-5 years, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 28, 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 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

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 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>
A	Preliminary Site Plan
B	Grading and Drainage Plan
C	Building Elevations
D	Landscaping Plan
E	Floor Plans
F	Color Board (on file)

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

SITE SPECIFIC CONDITIONS:

2. This planned development application, PD 01-011, would allow the construction of two 10,000 square foot industrial / manufacturing buildings in two construction phases.
3. The project shall comply with all conditions of approval in the resolution granting approval to PR 01-263 and its exhibits.
4. All signage needs to be reviewed and approved by the DRC.
5. 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.

6. 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.
7. 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.
8. No outdoor storage is allowed with this development plan other than within the 1500 square foot covered and screened outdoor area located at the rear of the front building.
9. Prior to the issuance of a Building Permit, plans for the 10,000 square foot building located on the rear parcel shall be submitted to the Development Review Committee for review.

PASSED AND ADOPTED THIS 28th day of August 2001, by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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