

RESOLUTION NO: 01-066
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-002
(PRO FORMS, INC.)
APNS: 009-314-054

WHEREAS, Section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for new construction in excess of 10,000 square feet, which is the case for this project, and

WHEREAS, Pro Forms, Inc. has filed Planned Development 01-002, which is a proposal to construct an approximate 22,000 square foot industrial expansion on an approximate 2.3 acre industrially designated site located on the northeast corner of Commerce Way and Scott Street, and

WHEREAS, the applicant's expansion includes the re-routing of on-site circulation and the addition of a secondary driveway access at Scott Street, and

WHEREAS, the applicant's proposal includes parking and circulation improvements that encroach and utilize portions of a City owned parcel that is developed and utilized as a storm drainage channel, and

WHEREAS, on July 3, 2001 the City Council authorized the applicant to file and process Planned Development 01-002 with the parking and circulation improvements shown on City owned property with the contingency that the terms of any long term use of said area shall return for independent City Council consideration, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering the physical site and design issues associated with the industrial expansion, and

WHEREAS, the Development Review Committee (DRC) met on July 23, 2001 to review and comment on the project and concluded with a positive recommendation on the project's design and operations subject to aesthetic mitigation focusing on additional landscaping, and

WHEREAS, a public hearing was noticed for Planning Commission consideration on August 14, 2001 and on August 14, 2001 the Planning Commission opened and continued the noticed hearing to their regular meeting of August 28, 2001 to allow the applicant time to complete plan revisions discussed at a Development Review Committee meeting, and

WHEREAS, written notice of the August 28, 2001 Planning Commission meeting was mailed to property owners within a 300 foot radius of the Proforms Inc. project area, and

WHEREAS, on August 28, 2001 the Planning Commission conducted a public hearing and considered testimony from numerous persons both in favor and raising project concerns which resulted in an action to continue the open public hearing to the Commission's regular meeting of September 11, 2001 to allow the applicant time to demonstrate whether design alternatives are feasible (or other measures to address the concerns raised at the public meeting), and

WHEREAS, the applicant's representatives have submitted additional project details that specially address concerns raised by the public regarding drainage, parking, noise and privacy, and

WHEREAS, at their continued hearing of September 11, 2001 the Planning Commission considered additional public testimony, the written materials and analysis presented at the meeting and the environmental initial study prepared for the project, and

WHEREAS, a resolution was adopted by the Planning Commission approving 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

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.
8. The redesign of the project's on-site circulation to create a new driveway on Scott Street is consistent with the planned use and volume capacities for that public street in that it is directly adjacent to industrial zoning and is an integral part of the City's overall circulation pattern for carrying automobiles and trucks through the City's street system.
9. The project is conditioned to design and demonstrate that it has been designed to not increase the historic flow of storm water runoff within the adjacent City maintained storm water system.

10. The project has been designed so as to minimize the conveyance of site noise by virtue of the building orientation to streets and adjacent residential properties.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 01-002 based upon the facts and analysis presented in the staff reports, public testimony received, and 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.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

COMMUNITY DEVELOPMENT:

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 Grading & Drainage Plan
D	Utility Plan
E1-E2	Floor Plans
F1-F2	Preliminary Elevations
G	Preliminary Landscaping Plan
H	Trash Enclosure Detail
I	Color and Material Board*

* On file in the Community Development Department.

3. The approval of Planned Development 01-002 authorizes the construction and operation of an industrial expansion that includes approximately 7,792 square feet of warehousing space and approximately 14,188 of "in-fill" manufacturing space for operation of a paper forms printing facility.
4. The building architecture, use of color and materials shall be architecturally compatible with the exhibits and renderings approved by this resolution. The City Staff and the Development Review Committee shall have the ability to make determinations of substantial compliance of final details with these approved exhibits.
5. Prior to building permits, a final (detailed) landscaping and irrigation plan shall be prepared by a licensed Landscape Architect and submitted for review and approval by the Development

Review Committee (DRC). The final landscaping plan shall incorporate the following specific areas of focus:

- a. Plan shall incorporate evergreen tree and shrub species into the plant palette. The intent of this requirement is to maximize the amount of year-round vegetative screen along the project perimeters.
 - b. The applicant shall install a combination of trees and shrubs along the eastern property boundary to create a visual, noise and dust buffer from adjacent properties to the east. The landscaping shall be accomplished in a manner to be approved by the Development Review Committee and installed prior to building occupancy.
 - c. Pathway/hardscape details and along with any special seating areas or entry details along the south edge of the project (including trellis planting details).
 - d. Fencing plan (location and design).
 - e. Additional shrub and tree materials along the south property line to help soften the appearance from Scott Street, as well as to buffer the use from the adjacent residences. This mitigation is contingent on the applicant's completion of negotiations with the City for the use of the public drainage property.
6. Prior to building permits, the applicant shall provide the final material and specification information on the building exterior, hardscape areas around entrance to in-fill building, fencing and arbor/trellis materials, lighting fixtures, and details for backflow and related equipment screening to the DRC for final review. Special attention shall be provided to the aesthetic quality of the project from the Scott Street frontage.
 7. Exterior light fixtures including any parking lot pole lights and building mounted lights shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
 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, vibrations, glare, etc.
 9. The developer shall utilize dust control methods in a manner prescribed by the City Engineer to minimize nuisance to surrounding properties during grading.
 10. All development impact fees, including signalization and bridge impact fees that are in effect at the time of building permit issuance, shall be paid in conjunction with the issuance of the building permit.
 11. All public improvements, including installation of landscaping, shall be completed to the satisfaction of City staff and accepted by the City Council prior to issuance of certificates of occupancy.
 12. Final construction drawings shall provide for a total of 78 on-site parking spaces.

13. Prior to issuance of building permits, the applicant shall negotiate a formal agreement with the City of Paso Robles for the long term and/or permanent use of portions of the City owned storm drain parcel (as shown for parking and driveway access). Such an agreement shall be the subject to approval by the City Council.
14. In negotiating the terms of the proposed encroachment into the City's storm drain channel/property, the applicant shall be required to demonstrate to the satisfaction of the City Public Works Director that maintenance access is adequately retained to the City property and improvements.

EMERGENCY SERVICES

15. A minimum of 13'6" feet of clearance shall be maintained for the porte cochere structure for emergency vehicle access.
16. The applicant shall comply with required fire-flow requirements and on-site hydrant spacing as required by the Fire Chief. No buildings shall be occupied until fire suppression measures are adequately demonstrated.
17. The one-way driveway from Commerce shall be established as a clear fire lane in a manner to be approved by the Fire Chief.
18. The design of the new driveway access and culvert at Scott Street shall be designed to allow for the weight of Fire Department apparatus.
19. Two sources of water shall be provided to this parcel. Locations of fire lines shall be subject to final approval by the Emergency Services Department.
20. The entire project 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 of the of the Community Development Department.

ENGINEERING SITE SPECIFIC CONDITIONS

21. A hydrology and hydraulic analysis prepared under the supervision of and signed/stamped by a Registered Civil Engineer will be required in conjunction with building permits for the project. At that time, drainage calculations will have to demonstrate the adequacy of culvert sizing.
22. To assure that the new structures will not be impacted by potential flooding, final construction drawings shall demonstrate to the satisfaction of the City Engineer that the finished floor elevation of buildings is above the 100-year flood elevation.
23. Prior to the issuance of a Grading Permit, the applicant shall complete and file an Industrial Waste Discharge Permit with the Public Works Department.

24. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
25. The driveway apron at Scott Street shall be flared to accommodate right turning movements of trucks (west bound) in a manner to be approved by the City Engineer.

PASSED AND ADOPTED THIS 11th day of September, 2001, by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK,
TASCONA

NOES: NONE

ABSENT: NONE

ABSTAIN: WARNKE

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY