

RESOLUTION NO.: 01-087

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-009
(MATT MULLIN)

APN: 025-431-007

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 construction of buildings when located in the planned development overlay district, which is the case for this parcel, and

WHEREAS, Matt Mullin has filed Planned Development 01-009, which is a proposal to construct a single story, approximate 64,000 square foot medical manufacturing and distribution facility with associated office area, landscaping and parking on an approximate 32 acre site located on the south side of Dry Creek Road approximately ½ mile east of Airport Road, and

WHEREAS, this parcel is designated within the General Plan as BP (Business Park) and is zoned AP, PD (Airport, Planned Development Overlay) where the proposed uses are permissible and no rezoning of the site is requested or necessary, and

WHEREAS, this parcel is located in designated Zone 4 of the 1977 Airport Land Use Plan where light industrial uses are permitted and office uses are conditionally compatible, and the site is not located within designated airport operation areas or clear zone areas, and

WHEREAS, the Development Review Committee (DRC) met on July 30, 2001 to review and comment on the project and concluded with a positive recommendation on the project's design and operations, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering the physical site and operations associated with the medical manufacturing facility, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 9, 2001, to consider the initial study prepared for this application, the environmental comments received, and to accept public testimony regarding this proposed environmental determination on the planned development, 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 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 01-009 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>
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B	Preliminary Site Plan (overall)
C	Preliminary Site Plan (partial)
D	Preliminary Grading and Drainage Plan
E1-E2	Preliminary Landscaping Plans
F	Floor Plan
G1-G2	Building Elevations
H*	Color and Material Board
I1-I2*	Site Details
J	General Performance Standards

* On file in the Community Development Department.

3. The approval of Planned Development 01-009 authorizes the operation of an approximate 64,000 square foot medical manufacturing and distribution facility where business activities/operations are conducted mainly indoors.
4. The existing residence may be retained on the site as a non-conforming use and shall be subject to all zoning code provisions governing nonconforming uses and buildings.
5. Prior to issuance of building permits, a modified landscaping plan shall be submitted to the Development Review Committee (DRC) incorporating the following information:
 - a. Detail of Dry Creek Road frontage planting along the entire parcel frontage in accordance with the typical street planting plan (Exhibit E2). The plan shall include berming as shown in the exhibit cross section.
 - b. Method of treatment for expanse of “front yard” area between the Dry Creek frontage landscaping and parking lot planting. Treatment shall be a minimum of dust control hydroseeding.
6. Prior to the issuance of building permits for construction, the developer shall submit detailed plans for review and approval by the Development Review Committee (DRC) as described in the standard conditions (Exhibit A).
7. The monument sign shall be subject to review and approval by the DRC and shall comply with height (six feet maximum) and size (32 square feet in area) established within the City’s zoning code.
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, vibration, glare, et cetera (copy attached as Exhibit J).

EMERGENCY SERVICES DEPARTMENT

10. An approved fire alarm system shall be installed per the UBC/UFC prior to occupancy.
11. Appropriate provisions shall be made to update the Fire Department Run Books.

12. 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 DIVISION:

13. The electrical service lines providing power to the residential unit and its accessory uses (specifically well and pump) shall be permitted to remain until such time that the nonconforming use is eliminated.
14. The undergrounding of overhead power lines on Dry Creek Road frontage shall be permitted to be deferred until such time that the balance of the Dry Creek Road street improvements (widening) occurs.

ENVIRONMENTAL MITIGATION:

15. All conditions contained in the mitigation table of the environmental initial study prepared for this development plan and/or referenced or contained in the resolution granting a Mitigation Negative Declaration status for this project shall be fully complied with.

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

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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