

RESOLUTION NO.: 04-016

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 02-012
(COASTAL CROP CARE)
APN: 025-421-018

WHEREAS, Planned Development 02-012 has been filed by Dennis Townsend on behalf of Buttonwillow Warehouse Company and Coastal Crop Care, to construct a 6,000 square foot crop fertilizing product storage and distribution facility; and

WHEREAS, the subject project is located on the 2.5 acre site, located within the Golden Hill Industrial development in the area of Golden Hill Road and Wisteria Lane; and

WHEREAS, at its February 24, 2004 meeting, the Planning Commission held a noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 02-012; and

WHEREAS, in conjunction with PD 02-012, Conditional Use Permit 04-002 has been filed to address the accessory outdoor storage as required within the Business Park Land Use category; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed project qualifies for adoption of a Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
 - B. The Project maintains and enhances the significant natural resources on the site.
 - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.
 - D. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

- E. The Project meets the intent of PD 97-013 by meeting the following goals:
 - a. Promotes industrial while enhancing the physical environment of the community;
 - b. Ensures land use compatibility between parcels within the tract;
 - c. Encourages the use of high quality architecture and site planning techniques.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 02-012, subject to the following conditions:

STANDARD CONDITIONS:

1. The Project shall comply with all Conditions within the attached Exhibit A, Standard Conditions of Approval.
2. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 04-002 and its exhibits.

PLANNING 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.

3. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Grading Plan / Existing Topography
C	North / South Exterior Elevations
D	East / West Exterior Elevations
E	Landscaping Plan
F	Color and Materials Board (on file in the Community Development Dept.)

4. The approval of the PD 02-012 would allow the construction of the Coastal Crop Care which would include a 6,000 square foot facility where of the 6,000 square feet, 4,800 square feet would be for warehouse, shop and awning and 1,200 square feet of office space. The rest of the 2.5-acre site would be used for storage tanks, truck scales and truck parking.
5. All exterior light fixtures shall be fully shielded. Planning Staff shall review fixtures prior to installation.
6. Prior to the issuance of a Certificate of Occupancy, the applicant shall show evidence of any necessary permits from the County of San Luis Obispo Health Department related to the storage and transport of the fertilizers and chemicals.

AIRPORT RELATED CONDITIONS:

6. The site is located within Zones 3 and 5 of the Airport Land Use Plan and therefore the following conditions apply to the project:
 - a. No electro-magnetic transmissions may be emitted since they could interfere with operation of aircraft;
 - b. All bulk storage of volatile or flammable liquid is to be placed underground when possible, if there is above ground storage, it shall only be allowed if approved by the Emergency Services Department.
 - c. An Aviation Easement is to be recorded against the property;
 - d. Non-reflective materials are to be used in buildings and signs where reflection would cause a flying hazard;

PASSED AND ADOPTED THIS 24th day of February, 2004 by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:darren/PD/PD02-012/Coastal Crop Care PD Resolution