

RESOLUTION NO.: 04-017

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 04-002
(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, Conditional Use Permit 04-002 has been filed in conjunction with PD 02-012 in order to address the outdoor storage of materials and equipment associated with Coastal Crop Care facility as required within the Business Park General Plan Landuse category; 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, a public hearing was conducted by the Planning Commission on February 24, 2004, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the Development Plan and Conditional Use Permit, 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

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 04-002 subject to the following conditions:

STANDARD CONDITIONS

1. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such

modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

2. The site shall be kept in a neat manner at all times.
3. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 02-012 and its exhibits.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

4. The landscape and screening of the site will need to effectively screen the outdoor storage of the site within 5-years of the certificate of occupancy of the business. If at the end of 5-years the screening is not sufficient the Development Review Committee and/or the Planning Commission can require additional screening.

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

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