

RESOLUTION NO.: 04-045

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 03-021
(NU-WAY CLEANERS)

APN: 009-633-017 & 018

WHEREAS, Planned Development 03-021 has been filed by Nick Gilman on behalf of Rod Smiley of Nu-Way Cleaners to construct a 11,848 square foot expansion to the existing business located at 1385 Vendels Cicle; and

WHEREAS, the proposed 11,800 square foot expansion would allow for the construction of an automated materials handling system for Nu-Way Cleaners; and

WHEREAS, the project was reviewed by Associated Transportation Engineers (ATE) to determine if the proposed expansion would have an increase in peak hour trips at the Route 46 West / Highway 101 interchange and as described in the letter from ATE, dated December 8, 2003, they reported the following:

“Our initial review shows that the handling system will automate several functions (of the laundry facility) and result in a reduction of employees at the site. Truck levels are not anticipated change as a result of this project. Thus, the project is anticipated to result in a net reduction in peak hour trips at the Route 46 West / Highway 101 interchange.”

WHEREAS, based on the ATE determination that the proposed expansion would not increase peak hour trips, but actually reduce trips, this project has been deemed to be Categorically Exempt from environmental review per Section 15302 of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA), and therefore would not be subject to participation in the interim improvements or the assessment district for the future PSR related to the Route 46 West / Highway 101 interchange; and

WHEREAS, at its April 13, 2004 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 03-021 and related applications; 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 03-021, subject to the following conditions:

STANDARD CONDITIONS:

- 1. The Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.

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.

- 2. 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	Site Plan
C	Grading Plan
D	Elevations
E	Landscape Plan

- 3. This Development Plan for PD 03-021, allows for development and operation of the 11,848 square foot, manufacturing building for automated dry cleaning process with ancillary landscaping and parking.
- 4. Prior to the issuance of a Certificate of Occupancy for the expansion building, the two existing parcels shall be merged into one, thereby removing the existing parcel line shown where the new building would adjoin the existing building.
- 5. There shall be no outdoor storage allowed with this development plan.

6. All existing and new overhead utilities shall be placed underground.
7. Prior to the installation of any exterior lights, cut-sheets shall be submitted for City Staff review and approval. The light fixtures shall be fully shielded units.

PASSED AND ADOPTED THIS 13th day of April, 2004 by the following Roll Call Vote:

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

NOES: None

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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