

RESOLUTION NO.: 04-047

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 03-006
(BENNY SIMONS)

APN: 009-633-016

WHEREAS, Planned Development 03-006 has been filed by Benny Simons to construct a 6,000 square foot building where there would be 4,400 square feet of warehouse space, and 1,600 square feet of office space; and

WHEREAS, the subject site is located on the 21,400 square feet site located at 1331 Vendels Circle;

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 03-006 and related applications; 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 Mitigated 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 03-006, 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	Title Sheet
C	Site Grading Plan
D	Floor Plan
E	Elevations / Site Section
F	Landscape Plan
G	Color and Materials Board (on file in the Community Development Dept.)

- 3. This Development Plan for PD 03-006, allows for development and operation of the 6,000 square foot, manufacturing/office building with ancillary landscaping and parking.
- 4. Prior to the issuance of a Certificate of Occupancy, the interim improvements shall be installed and accepted by Caltrans and the City for public use.
- 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

h:darren/PD/PD03-006/Simons/PD Res