

RESOLUTION NO.: 04-081  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 03-023  
(Hank Baier)  
APN: 009-161-020

WHEREAS, Planned Development PD 03-023 has been filed by Ken Nagahara on behalf of Hank Baier for the development of three new manufacturing / light industrial buildings of a total 9,200 square feet, located at 824-840 Paso Robles Street; and

WHEREAS, the three new buildings are an addition to the two existing buildings that are currently located on the site; and

WHEREAS, the gross square footage of all five buildings would be 16,635; and

WHEREAS, the site is zoned C3, according to Section 21.23B of the Zoning Code, industrial buildings with a gross floor area greater than 10,000 square feet, a development plan is required to be reviewed and approved by the Planning Commission; and

WHEREAS, the General Plan designation for the site is Commercial Service (CS); and

WHEREAS, a public hearing was conducted by the Planning Commission on June 22, 2004, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, 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 reports, 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 this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
  - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;

- c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
- d. The development would be consistent with the purpose and intent of this chapter and would not be 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 03-023 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.
- 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>
B	Preliminary Site Plan
C	Preliminary Grading and Drainage Plan
D	Preliminary Landscape Plan
E	Architectural Elevations – Building C
F	Architectural Elevations – Building D
G-1, G-2	Architectural Elevations – Building E
H*	Color/Material Board

\* Indicates that exhibit is on file in the Community Development Department.

- 3. 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.

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

- 4. The approval of Planned Development PD 03-023 would allow the construction of three new manufacturing / light-industrial buildings adding up to 9,200 square feet. These buildings would be an addition to the two existing buildings that currently are located on the site. Ancillary to the new buildings would be the new parking area and landscaping.

5. Future signs shall be submitted to the Development Review Committee for review and approval.
6. Any exterior light fixtures including building mounted wall-packs and parking lot pole lights, shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
7. As requested by the DRC at their meeting on June 14, 2004, prior to the issuance of a Building Permit, the following plans shall be reviewed by the DRC:
  - a. A split-face masonry trash enclosure with metal view-obscuring gates needs to be provided on site;
  - b. Building 'A' has already been re-sided to correspond with the colors and materials of the proposed buildings. A condition of approval has been added, that prior to the occupancy of Buildings 'C','D' or 'E', the exterior of Building 'B' will need to be improved with awning(s), green-paint stripe, as well as other improvements necessary, as approved by the Development Review Committee.
  - c. Final landscape plans shall be developed which provide the following items:
    - Provide landscaping in the area between the back of the sidewalk and Building 'B'. Provide landscaping along the northern elevation of Building 'B' within the parking area.
    - A minimum of 10-feet of landscaping is required along the eastern property boundary.
    - The landscape plan needs to show type, size and spacing of the landscape material.
    - If the area east of Building 'A' is to be used as outdoor storage as an accessory use to Building 'A', the landscape plan would need to show the method of screening (such as chain link with colored slats to correspond with project) and provide a minimum of 5-feet of landscaping between the fencing and the interior parking lot.
8. Any roof mounted equipment shall be located behind the parapet of the building and not be seen from public views.
9. Prior to the issuance of a certificate of compliance for buildings 'C', 'D' and 'E', a statement shall be recorded against the title of the property that would clearly indicate to

future property owners and tenants, that no more than 2,016 square feet of retail commercial shall be allowed on this site.

10. The landscaping for the project shall be maintained in a neat and clean manner, the Development Review Committee (DRC) shall review the site landscaping at the end of 3-years to insure proper maintenance and compliance with the landscape plan approved for PD 03-023.

**ENGINEERING SITE SPECIFIC CONDITIONS**

11. All existing and new overhead utility lines shall be located underground.
12. Prior to issuance of a building permit, the applicant shall provide a letter from the State describing the function of the ‘test wells’ on site and the acknowledgement that they are still needed to monitor contamination levels of the previous underground tanks.

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of June 2004, by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN TOM FLYNN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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