

RESOLUTION NO.: 04-083
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 04-005
(THIESSEN)

APN: 025-403-068

WHEREAS, Planned Development PD 04-005 has been filed by Rand Salke on behalf of Don & Garrett Thiessen, for the development of a new 20,950 square foot Industrial lease space within two buildings on a 1.25 acre industrial site, located south of Mesa Road and west of Golden Hill Road, off of Vanderlip Court, and

WHEREAS, the site is zoned C3,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission, and

WHEREAS, this property is in the Mesa/Prospect, C3,PD zone, where a Conditional Use Permit (CUP) is required as a result of Ordinances 560 N.S. & 755 N.S., and

WHEREAS, CUP 04-010 has been filed by the applicants for the project, and

WHEREAS, the proposed Planned Development is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in

the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;

5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

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>
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B	Preliminary Site Plan
C	Landscaping Plan
D	Building Elevations
E	Floor Plan
F	Color Board (on file)

*Large copies of plans are on file in the Community Development Department

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. This planned development application, PD 04-005, would allow the construction of a 20,950 square foot Industrial lease space within two buildings.
4. As suggested by the Development Review Committee, at their meeting on June 7, 2004, the roll up doors on the building will match the proposed base colors of the structures.
5. The wall along the western property line, adjacent to the residentially zoned property, shall be constructed of decorative masonry (split-face, slump stone or stucco covered precision block) materials.

6. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera.
7. There shall be no unshielded lighting on the building such as wall mounted “light packs”. All lighting shall be fully shielded.
8. Any future fencing to be reviewed by DRC.
9. All outdoor utility features will be screened with landscaping.
10. The flag portion of the lot out to Prospect Avenue shall not be used for commercial access purposes. Uses shall be limited to landscaping and drainage improvements.
11. To guarantee the success of the landscaping, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. A report shall be submitted to the Community Development Department at the end of the 3rd year and an inspection shall be conducted by the Community Development Department to ensure the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report or by the Community Development Department upon inspection.
12. Prior to issuance of a building permit the applicant shall record a deed restriction against the property stating that future tenant uses will be restricted to uses that comply with the parking calculations provided on the site plan prepared by Rand Salke dated February 17, 2004.

ENGINEERING SITE SPECIFIC CONDITIONS:

13. Prior to the issuance of a grading permit, the applicant shall dedicate one-half width local roadway for Prospect Street along the project frontage. In addition, prior to the issuance of a Certificate of Occupancy, the applicant shall improve this road to a local road standard with paving, concrete curb and gutter, parkway landscaping, and concrete sidewalk and streetlight. Improvements to transition smoothly to the existing paving shall be installed at the direction of and to the satisfaction of the City Engineer.
14. Concurrent with the issuance of a grading permit, the applicant shall submit drainage calculations for a detention basin to be constructed to mitigate the additional run-off as a

result of this development. The basin shall be designed in accordance to the City's Standards and Specifications. Calculations for the basin shall be prepared by a licensed civil engineer and shall be submitted to the City Engineer for review and approval.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

15. Provide approved Automatic Fire Sprinkler System for each building.

16. Provisions shall be made to update the Fire Department Run Book.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY