

RESOLUTION NO.: 04-084
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 04-010
(Don & Garrett Thiessen) \
APN: 025-403-068

WHEREAS, Conditional Use Permit (CUP) 04-010 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, located south of Mesa Road and west of Golden Hill Road, off of Vanderlip Court, and

WHEREAS, this property is in the Mesa/Prospect, C3,PD zone, where a Conditional Use Permit (CUP) is required via Ordinances 745 and CUP 04-010 is required to be reviewed and approved by the Planning Commission, and

WHEREAS, the CUP shall address the location of the industrial use to the neighboring residential and approval conditions as necessary, 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 04-010 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 04-005 and its exhibits.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

4. If night-shift work is going to be implemented, all work shall be done inside the buildings with the doors closed. Any night lighting will need to be fully shielded and shown on the construction plans.
5. Truck deliveries and pick-ups shall be limited to 7:00AM and 6:00PM, Monday through Saturday.
6. No outdoor storage shall be allowed on this site.
7. No mechanical equipment such as air compressors shall be installed outside of the building, except for HVAC equipment for the buildings.
8. 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.
9. 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.

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