

RESOLUTION NO. 04-0134

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 04-012
APN: 025-501-009 & 010
APPLICANT –ELMER GARRISON**

WHEREAS, Planned Development 04-012 has been filed by Elmer Garrison for the construction of a new 48,000 square foot self storage facility; and

WHEREAS, the project is located at 1601-1621 North River Road; and

WHEREAS, the General Plan land use designation is IND (Industrial) and the Zoning Ordinance district is M (Manufacturing); and

WHEREAS, in conjunction with PD 04-012, the applicant has submitted Conditional Use Permit 04-016 in accordance with Table 21.16.200; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 23, 2004 on this commercial project, to accept public testimony on the Planned Development application, PD 04-012 and associated environmental review; 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 commercial project will not result in significant environmental impacts and it is appropriate for the Planning Commission to adopt a Negative Declaration, which is included in a separate resolution; 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 project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and

6. The proposed development plan 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 approve Planned Development 04-012, 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 herein by reference.

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	Front (East Facing) Elevations
C	Grading and Drainage Plan
D	Utility Plan
E	Care Taker Unit Plans
F	Building A Elevations
G	Building B&C Elevations
H	Building B, C & D Elevations
I	Building D Elevations
J	Color/Material Board (On-file)

3. This PD 04-012 allows for development of a 48,000 square foot self storage facility with one care taker unit.
4. All conditions within the resolution to approved Conditional Use Permit 04-016 shall apply.
5. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
6. This PD 04-012 is valid for a period of two (2) years from approval. Unless permits have been issued and site work has begun, the approval of PD 04-012 shall expire on November 12, 2006. The Planning Commission may extend this expiration date for an additional three (3) years if a time extension application has been filed with the City along with the fees before the expiration date.
7. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City’s Development Impact Fees.
8. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
9. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
10. All existing and new overhead utilities shall be placed underground, except as otherwise exempted by City codes.

11. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
12. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
13. The use of rental units shall be limited to storage. Renters may conduct minor maintenance such as cleaning, minor repairs, spot painting to their privately owned boats, trailers and other recreational vehicles. However, no rental space shall be used for any retail or service commercial uses including business or professional offices, retail sales, services provided for a fee, or fabrication of any products intended for sale. (Zoning Code Section 21.21.080.F)
14. At least one bathroom for each sex shall be provided and shall be available at all times to renters and employees. (Zoning Code Section 21.21.080.D)
15. Parking shall be designed in compliance with Section 21.22.040 of the Zoning Code for parking, and in compliance with all State and Federal requirements for Handicapped stall dimensions, location, maximum gradients and path of travel.
16. Night lighting sources shall be restricted to fixtures which shall be focused and directed downward and shall be prevented from "spilling" onto adjacent properties. Direct views of light sources from adjacent or off-site properties shall be eliminated through direction and shielding. Cut-sheets for exterior lighting shall be reviewed and approved by Planning Staff, prior to or concurrent with the issuance of building permits.
17. Prior to occupancy, the applicant shall construct improvements to North River Road in accordance with plans approved by the City Engineer. The plans and construction program shall include street lights, underground utilities and fire hydrants as required by the Fire Chief. The applicant shall dedicate any necessary public right-of-way needed for the installation of the street improvements in accordance with the approved plans.
18. Prior to occupancy, the applicant shall dedicate all of the property in the 100-year flood plain to the City.
19. Prior to occupancy, landscaping shall be provided in the public right-of-way in accordance with plans approved by the Planning Division and Streets Superintendent.
20. All overhead utility lines located adjacent to the site shall be relocated underground.

PASSED AND ADOPTED THIS 23rd day of November, 2004 by the following Roll Call Vote:

AYES: Mattke, Steinbeck, Flynn, Johnson
 NOES: None
 ABSENT: Kemper, Ferravanti, Hamon
 ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY