

**RESOLUTION NO.: 06-0076**

**A RESOLUTION OF  
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES  
APPROVING PLANNED DEVELOPMENT 06-010  
LOCATED ON LOT 12 OF THE  
GOLDEN HILL BUSINESS PARK, APN: 025-421-039  
APPLICANT – JRW GROUP**

**WHEREAS**, Planned Development 06-010 has been filed by Geo West Land Consultants on behalf of JRW Group, proposing to develop a eight (8) light-industrial/manufacturing buildings; and

**WHEREAS**, in conjunction with PD 06-010, the applicants have also submitted Vesting Tentative Tract Map 2839 to subdivide the 2.6 acre site into on eight (8) separate parcels; and

**WHEREAS**, the project complies with the guidelines and standards of the Zoning Ordinance and the Conditions of Approval of Tract 2269; and

**WHEREAS**, the project complies with the BP (Business Park) General Plan land use designation and the Zoning Ordinance PM (Planned Manufacturing) zoning district, and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on September 26, 2006 on this project to accept public testimony on the Planned Development application PD 06-010 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.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.
8. The proposed development plan and subdivision of the 2.6-acre site into smaller lots would meet the intent of the Economic Strategy by giving the smaller business owners the opportunity to own their own building and would therefore, promote local industry, products and services.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 06-010, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2839 and its exhibits.

**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:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Site Plan
B	Concept Landscape Plan
C	Elevations (Type B)
D	Elevations (Type A)
E	Color Boards (on-file)

3. This PD 06-010 along with Vesting Tentative Tract Map 2839 allows for development of eight (8) light-industrial/manufacturing buildings with ancillary storage yards on eight separate parcels.
4. The project has been designed to have 80 parking spaces which would comply with the 8 buildings (totaling 39,872 square feet) to be utilized for light-industrial/manufacturing uses (1 parking space per 500 square feet of building). With the recording of the final map, constructive notice shall be recorded against each parcel informing future property owners that the use of each building are limited to light-industrial/manufacturing uses based on the 80 parking spaces.
5. If that applicant wishes to provide additional parking spaces that would support commercial uses allowed in the PM Zoning district, the plan will need to be submitted prior to the recording of the tract map or prior to the issuance of a building permit for the first building. The revised parking plan will need to specifically call out the amount of square footage allowed for commercial uses. CC&Rs will also need to indicate parking/use parameters and the process for consistent management and enforcement among the 8 parcels by the Association. This information will need to be recorded against each parcel by Constructive Notice.

6. In conjunction with the recording of the final map, a constructive notice shall be recorded against each parcel indicating the Planning Commission's approval of PD 06-010 and the listed exhibits and conditions of approval establishing architectural and site planning requirements.
7. The project shall be designed and constructed to be in substantial conformance with Exhibits A-E approved with this resolution.
8. Prior to the issuance of a building permit the following final details shall be submitted for DRC review:
  - a. Final site plan and architectural elevations;
  - b. Exterior light fixtures;
  - c. Final colors/materials;
  - d. Landscaping plan including parkway areas (per City approved Plans);
  - e. Sign Program;
9. 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.
10. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
11. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
12. 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.

PASSED AND ADOPTED THIS 26<sup>th</sup> day of September, 2006 by the following Roll Call Vote:

AYES: Steinbeck, Withers, Flynn, Holstine, Menath, Johnson, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY