

RESOLUTION NO. 07-0013

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 06-019
LOCATED ON LOT 6, AT THE SOUTH END OF DANLEY COURT
GOLDEN HILL BUSINESS PARK, APN: 025-421-033
APPLICANT – CAL COAST IRRIGATION**

WHEREAS, Planned Development 06-019 has been filed by Duane and Lloyd Campbell on behalf of Cal Coast Irrigation; and

WHEREAS, Planned Development 06-019 is a proposal to construct two commercial/light-industrial buildings where Building A would be 5,000 square feet and Building B would be 6,000 squared feet; and

WHEREAS, both buildings would have an accessory outdoor storage yard; 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 January 23, 2007 on this project to accept public testimony on the Planned Development application PD 06-002 and associated environmental review; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); 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 is consistent with the Golden Hill Industrial/Business Park Design Guidelines; and
5. 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
6. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and

7. 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 06-019, subject to the following conditions:

1. 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	Title Sheet/Site Plan
B	Building A Floor Plan / Elevations
C	Building B Floor Plan / Elevations
D	Preliminary Grading
E	Conceptual Landscape Plan
F	Color/Material Board (on-file)

2. This PD 06-019 allows the construction of two commercial/light-industrial buildings where Building A would be 5,000 square feet and Building B would be 6,000 squared feet, each building would have an accessory outdoor storage yard. The development would be completed in two phases.
3. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
4. The interior chain link fence dividing the two outdoor storage areas shall have colored slats installed.
5. A decorative masonry (split face to match building) trash enclosure with view obscuring gates (chain link & slats or metal to match the buildings) shall be constructed for each building.
6. The outdoor storage areas shall comply with the following development standards in order to comply with Section 21.21.110.E, Outdoor storage areas:
- The stored materials shall be limited to those normally associated with the principal use on the site;
 - All walls or fences shall be at least six feet but no greater than eight feet in height;
 - Storage materials or equipment that exceed the height of the wall or fence shall be stored on the rear fifty percent of the site unless otherwise approved by the planning commission or its designated subcommittee.
 - All screening materials shall be installed and finaled prior to the commencement of storage onsite unless a security is posted in an amount and manner as determined by the community development director.
7. This PD 06-019 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 06-019 shall expire on January 23, 2009. 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.
8. 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.
9. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
10. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

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. Prior to occupancy of any buildings, a cash deposit shall be paid to the City for the installation of the parkway landscaping in the right of way along Danley Court. The landscaping will be installed per the approved plans (on-file at the City) with the rest of the tract landscaping in the future.
14. Per Tract 2269 Conditions of Approval the following additional conditions shall apply:
 - a. Since this property is located in Area 3, Approach and Departure Zone of the Airport Land Use Plan (ALUP), the following conditions shall apply: (1) soundproofing where appropriate to reduce noise to acceptable levels in accordance with State guidelines; (2) no electro-magnetic transmissions which would interfere with operation of aircraft; (3) all bulk storage of volatile or flammable liquid be underground; (4) an avigational easement shall be required for uses; and (5) the number of persons using the facility kept to a minimum, in compliance with the ALUP.
 - b. Use of tree species such as London Plane with rapid growth characteristics and spread, shall be utilized in parking areas.
 - c. Provide one (1) fifteen (15) gallon size tree per five parking stalls shall be provided.
15. Storm water detention facilities must be provided with the development to mitigate the impact of increased storm water run-off and to improve the quality of the storm water run-off in accordance with a design approved by the City Engineer. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.
16. Provide fire sprinkler systems for commercial buildings.
17. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
18. Each tract shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.

PASSED AND ADOPTED THIS 23rd day of January, 2007 by the following Roll Call Vote:

AYES:	Steinbeck, Menath, Johnson, Flynn, Withers, Holstine
NOES:	None
ABSENT:	None
ABSTAIN:	Treach

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY