

RESOLUTION NO. 07-0048

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 07-002
LOCATED ON LOT 14, OF THE
GOLDEN HILL BUSINESS PARK, APN: 025-421-041
APPLICANT – AUGUST LIEBELT**

WHEREAS, Planned Development 07-002 has been filed by Tomas Lang Architects on behalf of August Liebelt, proposing to develop three (3) light-industrial/manufacturing buildings totaling 44,000 square feet; and

WHEREAS, in conjunction with PD 07-002, the applicants have also submitted Tentative Tract Map 2916 to subdivide the 44,000 square foot buildings into 22 condominium units, each being 2,000 square feet in size; 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 Industrial) zoning district, and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 24, 2007 on this project to accept public testimony on the Planned Development application PD 07-002 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 2.7-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 07-002, 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 2916 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:

EXHIBIT	DESCRIPTION
A	Site Plan
B-1	Exterior Elevations – Bldg. A
B-2	Exterior Elevations – Bldg. B
B-3	Exterior Elevations – Bldg. C
C	Preliminary Grading Plan
D	Conceptual Landscape Plan

Color Boards (on-file)

3. This PD 07-002 along with Tentative Tract Map 2916 allows for development of three (3) light-industrial/manufacturing buildings totaling 44,000 square feet for light-industrial/manufacturing use.
4. The project has been designed to have 92 parking spaces which would comply with the 3 buildings (totaling 44,000 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 is limited to light-industrial/manufacturing uses based on the 92 parking spaces.
5. The project shall be designed and constructed to be in substantial conformance with Exhibits A-D approved with this resolution.
6. 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.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
9. 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 24th day of April, 2007 by the following Roll Call Vote:

AYES: Menath, Flynn, Steinbeck, Johnson

NOES: None

ABSENT: Holstine, Withers

ABSTAIN: Treach

CHAIRMAN PRO-TEM ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY