

RESOLUTION NO.: 07-071
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 07-013
(VIBORG)
APN: 025-403-063

WHEREAS, Conditional Use Permit (CUP) 07-013 has been filed by Nick Gilman on behalf of Ole & Paul Viborg for the development of one 10,500 square foot industrial building; and

WHEREAS, the site is located at the end of Vanderlip Court, south of Mesa Road and west of Golden Hill Road; and

WHEREAS, the site is zoned C-3,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission; and

WHEREAS, this property is in the Mesa/Prospect, C-3, PD zone, where a Conditional Use Permit (CUP) is required per Ordinance 755 N.S.; and

WHEREAS, PD 07-008 has been filed by the applicants for the project; 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, the Planning Commission held a duly noticed public hearing on July 24, 2007 on this project to accept public testimony on the CUP 07-013; 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 07-013 subject to the following 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 07-008 and its exhibits.
4. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera.
5. If night-shift work is 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.
6. Truck deliveries and pick-ups shall be limited to 7:00AM and 6:00PM, Monday through Saturday.
7. No outdoor storage shall be allowed on this site.
8. No mechanical equipment such as air compressors shall be installed outside of the building, except for HVAC equipment for the buildings.

PASSED AND ADOPTED THIS 24th day of July, 2007 by the following Roll Call Vote:

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

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY