

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*  
SUBJECT: PERMISSION TO FILE DEVELOPMENT APPLICATIONS  
IN ADVANCE OF COMPLETION OF THE AIRPORT SPECIFIC PLAN  
(BLOCK GRAPHICS)

DATE: JULY 6, 1999

Needs: For the City Council to consider granting permission for Block Graphics to file development related applications regarding properties that lie within the Airport Specific Plan designation area.

- Facts:
1. The City's General Plan calls for preparation of a specific plan prior to development of certain properties (Airport Specific Plan Area).
  2. The purpose of waiting for completion of the Airport Specific Plan is to ensure that the development of properties that could be impacted by the Airport (or, conversely, whose development could adversely impact present or future operations of the Airport) are developed in such a manner so as to minimize impacts on or by the Paso Robles Municipal Airport.
  3. It is the policy of the City of Paso Robles to withhold discretionary development approvals until completion of the Airport Specific Plan, except that the City Council may consider requests and permit development applications to be filed in advance of the Airport Specific Plan if findings of anticipated consistency can be made.
  4. Block Graphics has a development proposal that is needing permission to file for a Planned Development / related actions. The City-owned property is an approximate 5 acre property that lies northwest of the intersection of Dry Creek Road and Cloud Way within the Airport, Planned Development (AP,PD) Zone.

Analysis  
and  
Conclusion:

The City's General Plan and Economic Development Strategy seek to provide a balanced community. Industrial development is essential to that balance.

Subject to appropriate conditions of approval, development of the subject property would seem to be consistent with the Zoning and General Plan, and would not be inconsistent with discussions regarding appropriate land uses for the Airport Specific Plan Area.

Policy  
Reference: General Plan, Zoning Code, Economic Development Strategy

Fiscal  
Impact: The development should be fiscally favorable to the City.

- Options:
- a. That the City Council adopt the attached Resolution, providing permission for Block Graphics to file the necessary development applications within the Airport Specific Plan Area;
  - b. Amend, modify, or reject Option a.

Attachments: Proposed Site Plan  
Draft Resolution Permitting Development Applications

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| No. | Description | Date |
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**ARCHITECT**  
 KEN M. MCAYWA  
 610 10th Street, Suite A  
 Paso Robles, CA 92446  
 PH: (805) 238-5501 FAX: (805) 239-5853

• ARCHITECTURE  
 • DESIGN  
 • GRAPHICS

**PM3**  
 Project Management & Development Company  
 4476 Old 471 - 988  
 Paso Robles, CA

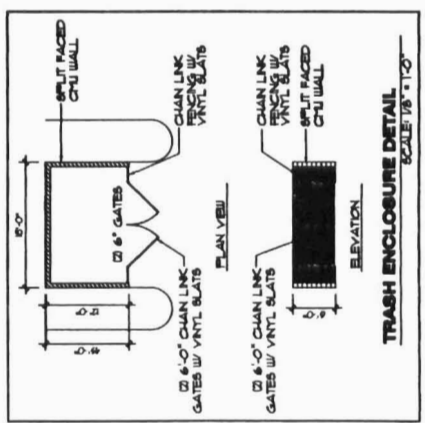
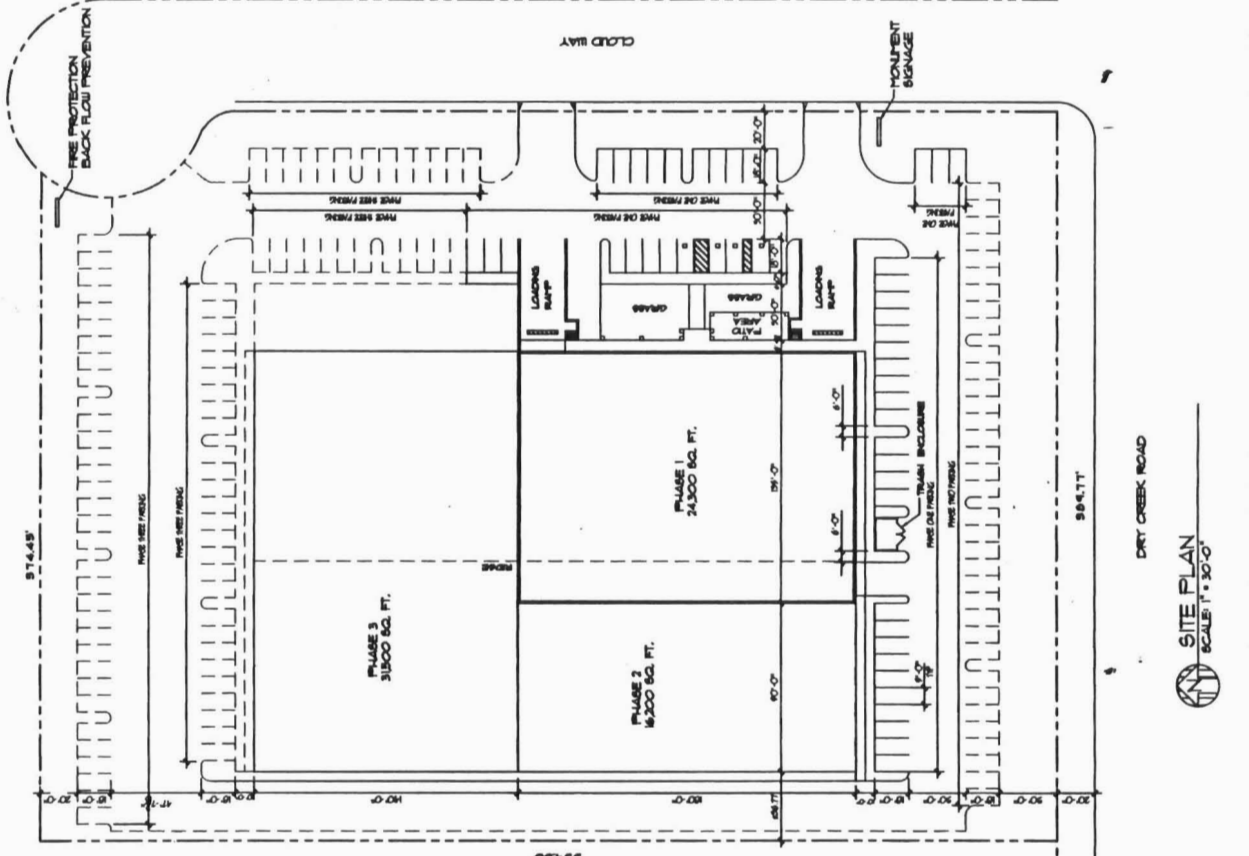
**BLOCK GRAPHICS**  
 A NEW MANUFACTURING BUILDING FOR  
 BLOCK OF DRY CREEK RD AND CLOUD WAY  
 PASEO ROBLES, CA

Drawn By: Date  
 Checked By: Date  
 Training No.  
 Scale: 1" = 30'-0"  
 Sheet: A-1

RECEIVED  
 JUN 2 1999  
 COMMUNITY DEVELOPMENT

**PROJECT DATA**  
 OWNER: BLOCK GRAPHICS  
 CORNER OF DRY CREEK RD.  
 PASEO ROBLES, CA 92446  
 028 - 471 - 028  
 CONTRACT NO. 99-01  
 PROJECT DESCRIPTION: CONSTRUCTION OF NEW MANUFACTURING BUILDING AND OFFICE SPACES

**PROJECT STATISTICS**  
 ZONING: M-10  
 SETBACKS: FRONT: 5'-0", SIDE: 5'-0", REAR: 5'-0"  
 LOT SIZE: 14.98 ACRES  
 MAXIMUM HEIGHT: 15'-0"  
 OCCUPANCY: LIRC 19-40  
 CONSTRUCTION TYPE: TYPE 2 - N  
 ALLOWABLE AREA: 20,000 SQ. FT.  
 LIRC 19-40 (1) 10,000 SQ. FT. (2) 10,000 SQ. FT. (3) X (INCREASE)  
 TOTAL ALLOWABLE AREA: 70,000 SQ. FT.  
 ACTUAL AREA - PHASE 1: 24,300 SQ. FT.  
 BUILDING AREA: 19,700 SQ. FT.  
 OFFICE AREA: 4,600 SQ. FT.  
 TOTAL BUILDING AREA: 24,300 SQ. FT.  
 ACTUAL AREA - PHASE 2: 16,200 SQ. FT.  
 BUILDING AREA: 16,200 SQ. FT.  
 OFFICE AREA: 0 SQ. FT.  
 TOTAL BUILDING AREA: 16,200 SQ. FT.  
 ACTUAL AREA - PHASE 3: 31,800 SQ. FT.  
 BUILDING AREA: 31,800 SQ. FT.  
 OFFICE AREA: 0 SQ. FT.  
 TOTAL BUILDING AREA: 31,800 SQ. FT.  
 TOTAL AREA ALL PHASES: 72,300 SQ. FT. = 72,000 SQ. FT.  
 PARKING REQUIREMENTS:  
 • PHASE 1 PARKING: 24,300 / 500 = 48.60 SPACES  
 • PHASE 2 PARKING: 16,200 / 500 = 32.40 SPACES  
 • PHASE 3 PARKING: 31,800 / 500 = 63.60 SPACES  
 TOTAL NUMBER OF PARKING REQUIRED: 144.60 SPACES  
 TOTAL NUMBER OF PARKING PROVIDED: 161.00 SPACES



**SITE PLAN**  
 SCALE: 1" = 30'-0"

9-3

RESOLUTION NO:\_\_\_

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
GRANTING PERMISSION TO FILE DEVELOPMENT APPLICATIONS  
IN ADVANCE OF PREPARING AIRPORT SPECIFIC PLAN  
(BLOCK GRAPHICS)

WHEREAS, the City's General Plan calls for preparation of a specific plan for prior to development of certain properties (Airport Specific Plan Area); and

WHEREAS, the purpose of waiting for completion of the Airport Specific Plan is to ensure that the development of properties that could be impacted by the Airport (or, conversely, whose development could adversely impact present or future operations of the Airport) are developed in such a manner so as to minimize impacts on or by the Paso Robles Municipal Airport; and

WHEREAS, it is the policy of the City of Paso Robles to withhold discretionary development approvals until completion of the Airport Specific Plan, except that the City council may consider requests and permit development applications to be filed in advance of the Airport Specific Plan if findings of anticipated consistency can be made; and

WHEREAS, Pacific Management & Development, representing Block Graphics, has filed a request for the property owners to be permitted to file for a Planned Development and related actions leading toward the further development and use of their leasehold property on the south side of the Municipal Airport; and

WHEREAS, the request to proceed with filing of development related applications was considered by the City Council on July 6, 1999; and

WHEREAS, subject to appropriate conditions of approval, development of commercial land uses would be consistent with the Zoning and General Plan designations for the subject property and would not be inconsistent with discussions regarding appropriate land uses for the Airport Specific Plan Area.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of El Paso de Robles that Block Graphics is hereby authorized to file development applications relative to the subject property in advance of preparation of the Airport Area Specific Plan.

PASSED AND ADOPTED THIS 6<sup>th</sup> day of July, 1999 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
MAYOR DUANE PICANCO

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DENNIS FANSLER, CITY CLERK

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