

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

DATE: SEPTEMBER 7, 1999

Needs: For the City Council to consider granting permission for Tom Wilber, 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. Tom Wilber has a development proposal that is needing permission to file for a Conditional Use Permit, CUP / related actions. The property is an approximate .8 acre parcel that lies on Union Road, west of the intersection of Hwy. 46 East and Union Rd., within the Commercial, Planned Development (C3,PD) Zone.

Analysis
and

Conclusion:

Tom Wilber has submitted Conditional Use Permit 99007, a proposal for a Construction Storage yard for his concrete construction business. The Planning Commission at their meeting of August 24, 1999, approved the CUP, pending the Council allowing this project to proceed prior to the completion of the Airport Specific Plan.

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

Fiscal

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

Options:

- a. That the City Council adopt the attached Resolution, providing permission for Tom Wilber, 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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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
(TOM WILBER)

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, Tom Wilber has filed a request to file for a Conditional Use Permit and related actions leading toward the further development and use of their property at 2931 Union Rd.; and

WHEREAS, the request to proceed with filing of development related applications was considered by the City Council on September 7, 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 Tom Wilber 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 7th day of September, 1999 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR DUANE PICANCO

ATTEST:

SHARILYN M. RYAN, DEPUTY CITY CLERK

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