

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *MW for RAL*
SUBJECT: PERMISSION TO FILE DEVELOPMENT APPLICATIONS
IN ADVANCE OF COMPLETION OF THE AIRPORT SPECIFIC PLAN
(Highway 46 Partners)
DATE: OCTOBER 5, 1999

Needs: For the City Council to consider granting permission for Newlin Hastings, on behalf of Highway 46 Partners, 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. Newlin Hastings, on behalf of Highway 46 Partners, has a development proposal that is needing permission to file for a Development Plan and a Conditional Use Permit, CUP / related actions. The property is an approximate 1.2 acre parcel that lies at the end of Tuley Court, just west of the Cal West Rain site, within the Commercial, (C3) Zone.

Analysis
and
Conclusion:

Highway 46 Partners have submitted Planned Development PD 99020 and Conditional Use Permit 99008, a proposal for a 14,000 square foot building for a commercial service use.

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.

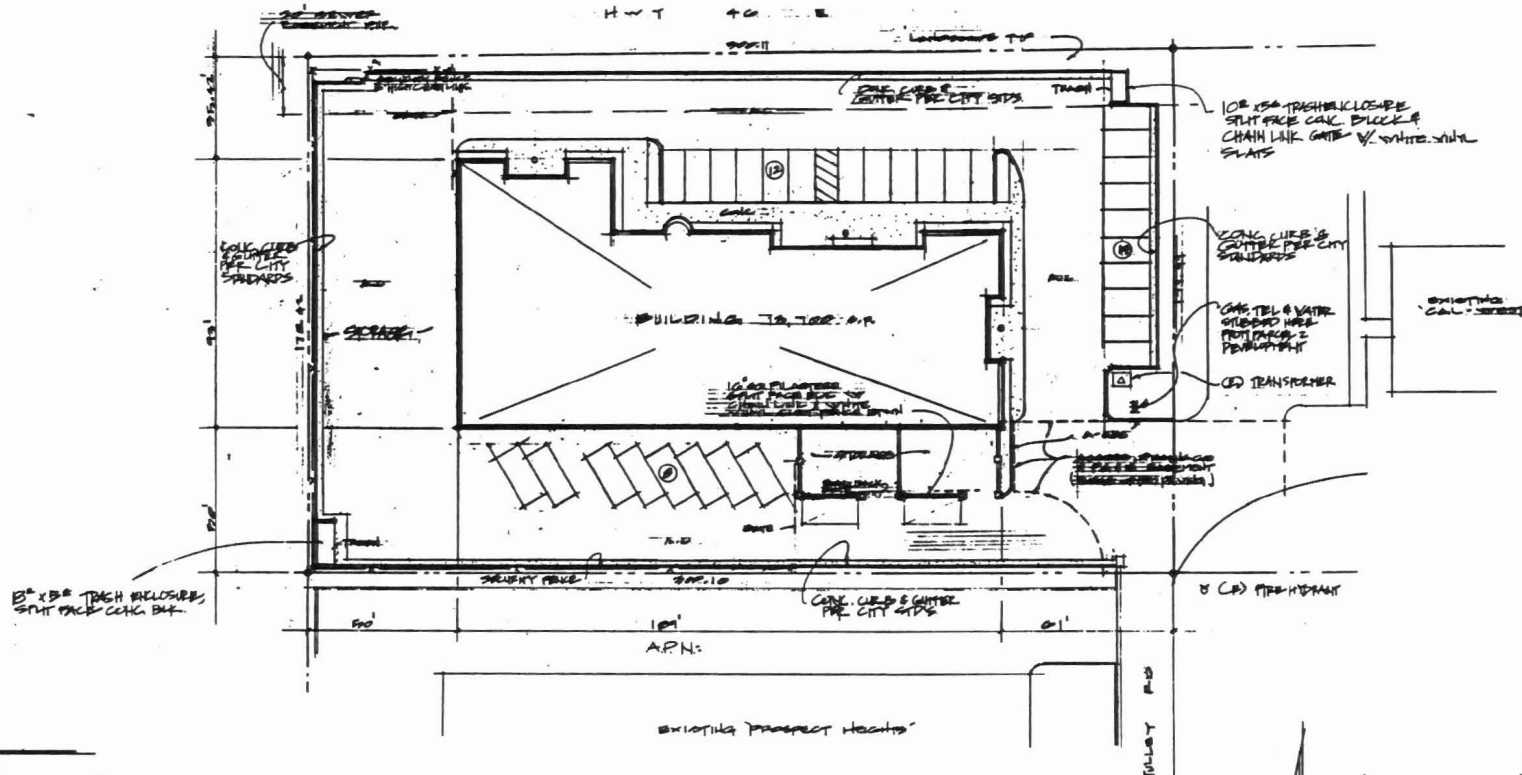
- Options:
- a. That the City Council adopt the attached Resolution, providing permission for Highway 46 Partners, to file the necessary development applications within the Airport Specific Plan Area;
 - b. Amend, modify, or reject Option a.

Attachments: Proposed Site Plan
Draft Resolution Permitting Development Applications

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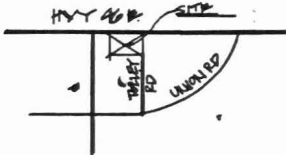
RECEIVED

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DATA

SITE: 1260 ACRES 13,700 S.F.
 BUILDING: 12,700 S.F.
 PARKING SPOTS: OFFICE: 14, INDUSTRIAL/WAREHOUSE: 7, TOTAL: 20 BEGP
 PARKING PROVIDED: 30
 COL: C-3
 USE: MULTI-TENANT INDUSTRIAL BUILDING
 TRAILS TO BE DETERMINED



DATE	7-4-99	SITE PLAN	SHEET 1
REVISION	BY		
8-10-99			
PARCEL 1		2005 TULLY RD PACIFIC PALMS, CA	

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
(HWY 46 PARTNERS)

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, Newlin Hastings on behalf of Highway 46 Partners, has filed a request to file for a Development Plan and Conditional Use Permit and related actions leading toward the further development and use of their property at the end of Tuley Court, just west of the Cal West Rain building; and

WHEREAS, the request to proceed with filing of development related applications was considered by the City Council on October 5, 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 Highway 46 Partners 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 5th day of October, 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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