

RESOLUTION NO.: 99-007  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 98017  
(DEPOT ASSOCIATES)  
APN: 009-209-002

WHEREAS, Planned Development 98017 has been filed by Depot Associates for the rehabilitation of the Historic Station and the construction of a 6,744 square feet of new commercial buildings, on property located east of Pine Street between 7<sup>th</sup> and 8<sup>th</sup> Streets, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, the parking lot area including the Historic Bungalow building, are not part of this development plan, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 12, 1999 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
  - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
  - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;

- d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 98017, which authorizes the rehabilitation of the Historic Station and the construction of a 6,744 square feet of new commercial buildings, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this Resolution.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Site Plan
C-1, C-2	Building Elevations
D	Landscape Plan

Large exhibit are on file in the Community Development Department.

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

3. A signage program shall be developed by Depot Associates and should include the use of monument signs towards Pine Street. The program shall be approved by the Development Review Committee (DRC).
4. Any exterior light fixtures shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
5. A trash enclosure shall be constructed for the project, constructed with split-face block to match the building, and shall have metal gates also painted to match the building. The final location of the trash enclosure shall be reviewed by staff.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

6. The applicant will submit a grading plan for the site and a grading permit will be issued concurrent with the issuance of a building permit.

PASSED AND ADOPTED THIS 12th day of January 1999, by the following Roll Call Vote:

AYES: Warnke, Ferravanti, Finigan, Steinbeck, Johnson

NOES: None

ABSENT: Nemeth

ABSTAIN: None

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CHAIRMAN GEORGE FINIGAN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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