

RESOLUTION NO.: 99-019  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 98018  
(SOUTHERN CALIFORNIA FOOD SERVICES CORPORATION)  
APN: 009-813-004

WHEREAS, John A. De Frenza, Architect, on behalf of Southern California Food Services Corporation, has filed Planned Development 98018 to construct a 2,934 square foot fast food restaurant with a drive-thru, located at the northwest corner of Niblick and South River Road within the Woodland Plaza I shopping center at 141 Niblick Road, and

WHEREAS, the General Plan land use designation is Community Commercial and the property is zoned C-1, PD, and

WHEREAS, Conditional Use Permit 89023, as amended per City Council Resolution 94-155, established a list of permitted uses for a neighborhood commercial shopping center, Woodland Plaza I, and allows for drive-thru restaurant development, 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, a public hearing was conducted by the Planning Commission on February 23, 1999, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approving 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, a public hearing was conducted by the Planning Commission on February 23, 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, 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 98018 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.

**SITE SPECIFIC CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

**COMMUNITY DEVELOPMENT:**

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>
B1-B2	Site Plan
C*	Floor Plan
D1-D2	Building Elevations
E	Roof Plan
F*	Landscape Plan
G1-G2	Wall Mounted Signage Plan
H*	Color and Material Board - PD 89013, Woodland Plaza I
I	Monument Sign

\* On file in the Community Development Department.

3. The approval of Planned Development PD 98018 would allow for the construction of a 2,934 square foot fast food restaurant with a drive-thru, located at the northwest corner of

Niblick and South River Road within the Woodland Plaza I shopping center at 141 Niblick Road.

4. The building architecture and use of colors and materials shall be architecturally compatible with the remainder of Woodland Plaza I as specified in City Council Resolution 90-07 approving Planned Development 89013, Exhibit E, Elevations. Specific Development Review Committee approved modifications, as illustrated in Exhibit D, Building Elevations, are allowed.
5. This project shall utilize an existing monument sign located directly east of the pad area adjacent to Niblick Road. Signage will be in accordance with Exhibit I..
6. Wall mounted signage on the south, east and west elevations as shown in Exhibit G has been reviewed and approved by the Development Review Committee (DRC). The west elevation shall utilize signage specifications as illustrated in Figure 1 in Exhibit G. The east and south elevations shall utilize signage specifications as illustrated in Figures 2 and 3 in Exhibit G. All other proposed signage (menu board and directional signs) will be provided for review and approval by the DRC.
7. The landscape plan shall be in substantial conformance with plant material lists as specified in Exhibit D, Landscaping Plan and Plant Pallet for Planned Development 89013 (Woodland Plaza I) and Exhibit B, Landscape Plan, Planned Development 94002 (Taco Bell).
8. The applicant shall coordinate with the shopping center developer, Halferty Development Company, and the City's Public Works Department to develop a revised traffic plan to alleviate the current traffic flow problem at the intersection of Niblick Road and the entrance to Woodland Plaza I. Implementation of the revised plan must be completed prior to building occupancy for this restaurant project.
9. Grading and/or construction shall be halted in the event that significant archaeological resources are discovered. Grading and/or construction may be resumed upon determination and implementation of appropriate mitigation measures as recommended by an archaeologist and approved by the City Engineer.

#### ENGINEERING:

10. The applicant must submit a grading plan for the site prior to the issuance of a building permit.
11. The applicant will be required to complete an Industrial Waste Discharge Permit Application

form prior to issuance of a grading permit. Also, a grease interceptor (Dwg. No. F-7) will need to be installed on site.

12. The applicant must underground all utilities.

PASSED AND ADOPTED THIS 23rd day of February, 1999, by the following Roll Call Vote:

AYES: FINIGAN, NEMETH, FERRAVANTI, STEINBECK, JOHNSON, WARNKE,  
TASCONA

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

---

CHAIRMAN GEORGE FINIGAN

ATTEST:

---

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

H:\Jo\Planned Dev\PD 98018\PD 98018.res