

RESOLUTION NO. 99-068

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99014
(CITY OF PASO ROBLES - PUBLIC SAFETY CENTER)
APNS: 009-153-01, 02, 04 & 05

WHEREAS, section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for construction of buildings when located in the planned development overlay district, which is the case for these parcels, and

WHEREAS, the City of Paso Robles has initiated a development plan application to develop a 39,000 square foot Public Safety Center on an approximate 2 acre site on the City block bordered by 9th and 10th Street, and Park and Pine Streets, and

WHEREAS, the project site is currently the site for the City's Police Station and Fire Administration offices, the Senior Center and the non-profit Loaves and Fishes operation, and

WHEREAS, the proposed Public Safety Center is designed to house and meet the needs of both the Police Department and the Department of Emergency Services in a shared facility, to include an Emergency Operations Center with training and support facilities to meet the needs of the community as a whole, and

WHEREAS, a series of public design workshops were held over the course of the preliminary design phases of the project, and the Project Architect's collected input on public opinion regarding both desired and undesired architectural design elements that were then incorporated into the project's overall design theme, and

WHEREAS, the project site is located in the Redevelopment Project Area and the Redevelopment Project Area Committee (PAC) met on August 18, 1999 to review and comment on the project and concluded with a positive recommendation on the project's design and operations, and

WHEREAS, the Development Review Committee (DRC) met on September 13, 1999 to review and comment on the project and concluded with a positive recommendation on the project's design and operations, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering

the physical site and design issues associated with new construction and site operations, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 28, 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 mitigated Negative Declaration status for this project, and a mitigated 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. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development accommodates the aesthetic quality of the City as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 990014 based upon the facts and analysis presented

in the staff reports, public testimony received, and 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>
B	Schematic Site Plan
C	Schematic Grading Plan
D	Schematic Planting Plan
E	Schematic Elevations (South and East Elevations)
F	Schematic Elevations (North and West Elevations)
G*	Color Rendering and Material Board

* On file in the Community Development Department.

3. The approval of Planned Development 99014 authorizes the development and operation of an approximate 39,000 square foot, two story, Public Safety Center to house both the Police Department and the Emergency Services Operations, including an Emergency Operations Center. The project shall be authorized as described in the text contained in the project's Environmental Initial Study.
4. The building architecture, use of color and materials shall be architecturally compatible with the exhibits and renderings approved by this resolutions. The City Staff and the Development Review Committee shall have the ability to make determinations of substantial compliance of final details with these approved exhibits.
5. The project construction shall occur in three (3) main phases which shall include: a) Demolition of existing structures and site preparation (with temporary retention of the existing police facility and its operations); b) Construction of the main building and its surrounding site improvements, and; c) Demolition of the existing police facility once operations have moved to the new facility, and conclusion of remaining site improvements at the northeast portion of the site. Alternative phasing can be proposed in conjunction with the more detailed plan sets to be reviewed by the Development Review Committee and Planning and Engineering staff prior to issuance of Building Permits. Appropriateness of phasing revisions shall be based on the ability for that particular phase to "stand alone" and /or contribute as necessary to orderly development of this project and the surrounding area.

6. This project approval shall expire within the term established in the standard conditions (Exhibit A), unless at least one of the phases of development designated in this approval are implemented within that same time frame. Implementation of one of the project phases will constitute exercising the permit and will alleviate the term of the approval.
7. Final design details for the following items shall be submitted for Development Review Committee (DRC) review and approval prior to issuance of building permit:
 - a. Perimeter Wall design, Street Furniture, Kiosk, Bollards and related exterior design features;
 - b. Monument signs;
 - c. Freestanding “outbuildings” and car port structures.
8. Parking shall be developed in accordance with the schematic site plan (Exhibit “B”) and installed on a phased basis to accommodate the operational needs of the existing police station facility.
9. All exterior building mounted lighting shall be designed to be shielded so as to eliminate off-site glare to the maximum degree possible while still providing for adequate building and site security. Free standing pole lights surrounding the site and within the parking area shall be consistent with the decorative downtown light fixtures.
10. The existing parcels shall be merged prior to building permit issuance to avoid building code conflicts.

EMERGENCY SERVICES DEPARTMENT

11. Fire hydrants shall be installed at or near the Northeast corner of 9th and Park Street, the Southeast corner of 10th and Park Street and the Southwest corner of 10th and Pine Streets.
12. An automatic fire sprinkler system shall be designed and provided for in the new facility.
13. The water line in Park Street from 9th to 10th Street shall be upgraded to a minimum of 10-inches to meet the Water Division’s recommendations.
14. The water line in 9th Street from Park Street to Pine Street shall be upgraded to a minimum of 8-inches to meet the Water Division’s recommendations.
15. A Fire Service line and a minimum of two (2) fire hydrants shall be provided for inside the parking area.

ENGINEERING DIVISION

16. The three (3) existing mature valley oaks within the project area shall be treated and protected during development in accordance with the recommendations contained in the Arborist report prepared by Mr. Jack Brazeal, dated August 17, 1999. Treatment and protection to these trees will include, but not be limited to, pruning and the use of pervious paving materials within the

root zones. Methods of protection during construction shall include the provisions outlined in the City's Oak Tree Preservation Chapter of the Municipal Code.

PASSED AND ADOPTED THIS 28th day of September, 1999, by the following Roll Call Vote:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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