

RESOLUTION NO.: 99-087
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99024
(CITY OF PASO ROBLES – AIRPORT TERMINAL)
APNS: 025-453-09 & 10

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 remove and replace the existing Airport Terminal Facility with a new 6,700 square foot facility to accommodate existing airport service operations as well as enhanced and expanded services, located at 4912 Wing Way at the Municipal Airport, and

WHEREAS, the project proposal includes a future 6,000 square foot expansion area at the south end of the proposed terminal to accommodate airport needs over the next 5 to 10 years, and

WHEREAS, the project site is currently the site for the City's Airport Terminal, airport administration offices and public parking, and

WHEREAS, the proposed Airport Terminal is designed to house and meet the needs of the Airport's service operations as the currently exist as well as to accommodate future expanded uses to include commercial passenger travel and related services, and

WHEREAS, a series of Airport Advisory Committee meetings, Development Review Committee and City Council meetings were held over the course of the preliminary design phases of the project, and the Project Architect incorporated that input into a preferred alternative that became the substance of this Planned Development Application, and

WHEREAS, the Development Review Committee (DRC) reviewed this same development concept at their meeting of July 19, 1999 and reached a consensus on a positive recommendation for 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 November 9, 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 99024 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	Site Plan

C	Conceptual Landscaping Plan
D	Elevations
E	Floor Plans
F	Preliminary Grading
G*	Colored Renderings

* On file in the Community Development Department.

3. The approval of Planned Development 99024 authorizes the development and operation of an approximate 6,700 square foot, two story, Airport Terminal facility to house necessary airport service operations such as weather station, aviation convenience services (restrooms, telephones, vending machines), and expanded services in the area of car rental, future commercial passenger airline needs, enhanced restaurant, additional parking and improved circulation and site design. The approval includes the future 6,000 square foot expansion to the south of the proposed terminal's building footprint.
4. The building architecture, use of color and materials shall be architecturally compatible with the exhibits and renderings approved by this resolution. 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 phases that are anticipated to occur over the one to ten years. The phasing shall include: a) Demolition of existing terminal structure (existing 2,500 square foot administration offices to remain); b) Construction of the main building and its surrounding site improvements, and; c) Additional parking and future approximate 6,000 square foot expansion to the south of the new terminal facility.

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 Planning staff review and approval prior to issuance of building permit: Exterior materials, elevation design, landscaping details, light fixtures (shielding), fencing, screening materials, trash enclosure, and related exterior design features.
8. The only signage approved for the project at this time are the individual letters identifying the building as the "Paso Robles Municipal Airport" (west facing elevation) and "Welcome to Paso Robles" (east facing elevation). All other signage shall be reviewed independently by the Development Review Committee (DRC) prior to installation and as part of a Master Sign Program for the building and its potential future tenants. Signs shall be non-reflective and shall be either a monument style and/or integrated into the architecture of the building.

9. 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 terminal facility.
10. All exterior building mounted lighting and free-standing pole lights surrounding the site 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.
11. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera.
12. Non reflective materials shall be used in the buildings, outdoor equipment and signs where reflection would cause a flying hazard. Roofs shall be constructed of a non reflective material or painted/treated to prevent reflection.
13. Electro-magnetic transmissions that would interfere with operation of aircraft shall be prohibited.
14. The following standard construction operation mitigation measures shall be adhered to during project construction to offset Short Term Air Quality Emission impacts:
 - a. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible;
 - b. Water trucks or sprinklers systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph.;
 - c. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - d. All dust control mitigation measures required shall be shown on the grading plans. The contractor shall designate a person to monitor dust control program and the name and number of such persons shall be provided to the City.
15. To offset future Long Term Air Quality Emission impacts, the City shall install a transit shelter or equivalent appropriate shelter from the elements that correlates with the passenger drop off area, at such time that fixed route service is available and demand needs established.
16. A bike rack should be provided on-site. The ratio of bike stalls is suggested to be one stall per three-thousand square feet of building.

EMERGENCY SERVICES DEPARTMENT

17. The existing fire hydrant on Rollie Gates Drive will remain. The hydrant near the existing terminal will be moved to the west side of the loading zone.

18. The building will need to be protected by an approved Automatic Fire Sprinkler System that is monitored by a Central Station.
19. The improvements along with a building footprint will need to be submitted to the department on an approved CAD program to update the Run Book.

PASSED AND ADOPTED THIS 9th day of November, 1999, by the following Roll Call Vote:

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

NOES: NONE

ABSENT: WARNKE

ABSTAIN: NONE

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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