

RESOLUTION NO. 99-093

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99005
(HIGHWAY 101 PARTNERS.)
APNS: 009-631-010

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 subdivision and/or construction of buildings when located in the planned development overlay district, which is the case for this parcel, and

WHEREAS, this Planned Development 99005 is filed in conjunction with Parcel Map PR 98-199 which is a proposal to divide an approximate 3.5 acre commercial parcel into five (5) parcels located on Ramada Drive at the intersection of Highway 101, Highway 46 West and Ramada Drive, and

WHEREAS, Newlin Hastings on behalf of Highway 46 Partners has filed this development plan application to establish the design and development standards that will govern the future development patterns for lots 1 through 5 of Parcel Map PR 98-199, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering the physical site and design issues associated with the subdivision and its future build-out, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 23, 1999, to consider the initial study prepared for these applications, and to accept public testimony regarding this proposed environmental determination on the parcel map and development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approving a Negative Declaration status for this project, and a mitigated Negative Declaration was prepared for the proposed Parcel Map and Planned Development applications 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 99005 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 the following standard conditions:
 - a. This project approval shall expire on November 23, 2001 unless a time extension request is filed with the Community Development Department prior to expiration.
 - b. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
 - c. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
 - d. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
 - e. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
 - f. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or

landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

- g. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- h. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
- i. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- j. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- k. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- l. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

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 approval of Planned Development 99005 authorizes the recordation of Parcel Map PR 98-199 subject to compliance with all standard and site specific conditions contained in this resolution and the resolution granting tentative map approval to Parcel Map PR 98-199.

3. 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>
A*	Conceptual Site Plan
B*	Preliminary Elevation Concept / Colors and Materials
C1- C3	Development Plan Text and Parameters
D, D1*	Caltrans Landscape Plan (Typical)
E1-E4*	On-Site Planting Program (Typical)
*Large Scale plans on file with the Community Development Department	

4. The building architecture, use of color and materials shall be architecturally compatible with Exhibit “B” of this resolution.
5. Consistent with the conditions contained in the resolution granting tentative map approval for Parcel Map PR 98-199, the applicant shall submit the following final plans for review and approval by the Development Review Committee (DRC):
 - a. Master Sign Program
 - b. Landscaping Treatment along Highway 101 frontage (Caltrans & on-site)
 - c. Master Landscaping Material Palette
6. All lighting within the parcel map area and for development of future parcels shall be fully shielded so as to direct light downward and not create off-site glare. Cut sheets of the lighting fixtures for both exterior building mounted and parking lot pole lights.
7. Future site development shall be subject to first obtaining Planned Development approval by the City’s Planning Commission upon conducting appropriate public hearings. At such time that development and use applications are proposed, a determination will be made on the appropriate level of environmental review required under California law.
8. All future development will be expected to demonstrate compliance with the design parameters established by the Planned Development and the subsequent plans placed in effect by the Development Review Committee. Any substantial deviation from these adopted design standards would require the processing of a Planned Development amendment with consideration by the Planning Commission.
9. All buildings that are visible from a public street (including City streets and State Highways) shall be designed with architectural character and design commensurate with front elevations (i.e., “four-sided” architecture).
10. As shown within the exhibits and text of this Planned Development approval, the five parcels covered by this master Planned Development shall comply with the master sign program to be approved by the Development Review Committee prior to the recordation of the final parcel map.
11. The site is within the highway oriented sign district. Any proposed pole sign(s) would need to go through the conditional use permit process, and meet the guidelines

established by Ordinance No. 750 NS. The established guidelines would allow highway oriented signs for this project as follows:

- o Signs shall be limited to thirty-five (35) feet high above Highway 101.
 - o One acre minimum lot sizes shall be required for a pole sign to be applied for unless approved as part of a comprehensive sign program for a multi-user center (under which the City can approve pole signs for smaller parcels).
12. Constructive notice of all conditions and requirements of Planned Development 99005 shall be provided to future lot owners in a manner to be approved by the City, in conjunction with map recordation.

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

AYES: Warnke, Tascona, Ferravanti, Steinbeck, Johnson, Finigan

NOES: None

ABSENT: Nemeth

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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