

RESOLUTION NO. 00-001
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT 97002
(VAN RIJN/LAVORGNA)
APN: 009-631-008

WHEREAS, an amendment to Planned Development 97002 has been filed by Vince Lavorgna, to amend an existing development plan to make changes to the materials, architecture and location of the buildings facing Ramada Drive as well as the care takers unit (Buildings F,G, H & I), located at 1420 Ramada Drive, and

WHEREAS, Planned Development 97002 was approved by the Planning Commission on May 13, 1997, which allowed the construction of a 48,600 square foot mini-storage facility on a 2.8 acre site, and

WHEREAS, according to the applicant, the proposed changes are being proposed to more conducive for security/safety for the project as well as for structural engineering purposes, and

WHEREAS, a Negative Declaration was approved with the original approval of PD 97002, and the proposed revisions would not change the findings that were made regarding the environmental impacts of the project, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 14, 1999 and January 11, 2000 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan amendment, 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 (as conditioned by the resolution of approval) 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 an amendment to Planned Development 97002 subject to the following conditions:

STANDARD CONDITIONS:

1. 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	Revised Site/Landscaping Plan
B	Revised Western Elevations
C	Future Concept for Phasing (phase II not a part)
D	Perspective Drawing of west facing elevations
E*	Elevations of interior buildings as approved by the 1997 approval of the project
F *	Revised Color / Materials Board

- * Indicates that exhibit is on file in the Community Development Department.

2. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
3. 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.
4. 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.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

5. All conditions of Resolution 97-025 (PD approval and Negative Declaration determination), shall remain in full force and effect unless specifically modified through conditions and/or stipulations of this resolution.
6. The applicant shall submit revised plans to the Development Review Committee for review and approval, incorporating the design recommendations and adhering to the conditioned changes contained in this resolution.
7. The Landscape Plan shall be modified:
 - a) Incorporate larger plant species that will achieve greater height and canopy sizes along the Ramada Drive frontage. These trees shall be placed throughout the frontage with the intent of both complementing building design and providing a future (partial) visual buffer to the buildings beyond.
 - b) Incorporate raised/contoured berming in the turf area along Ramada Drive for visual interest and to aid in shielding vehicles.
 - c) Introduce moderately high growing shrubs and tree(s) within the planter area adjacent to the open fence, as determined to be appropriate by the DRC.
 - d) Interior planter locations shall be reviewed for adequacy of spacing and size within the project" interior. Planters are to be provided to maximize placement of trees within the project's interior and tree species are to be of adequate height and canopy structure to maximize shade and provide a visual break to the extent of exposed roof areas.
8. The Building Elevations shall include drawings of the side and rear elevations of all buildings that are adjacent to or visible from the Ramada Drive frontage (to aid in illustrating roof treatments).

The DRC will need to be able to make a finding that the resulting design of the buildings visible from Ramada Drive are compatible within the project area.
9. The applicant shall provide the final material and specification information on the fence/gate materials, lighting fixtures, column design and cap details, and details for backflow and related equipment screening to the DRC for final review.
10. Exterior light fixtures including parking lot pole lights and building mounted lights shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
11. If and when the mini-storage facility is proposed to be expanded to the parcel to the south, the applicant shall apply for an independent development plan where the project and environmental impacts would be reviewed by the Planning Commission at a public hearing.

PASSED AND ADOPTED THIS 11th day of January 2000, by the following Roll Call Vote:

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

NOES: NONE

ABSENT: STEINBECK

ABSTAIN: NONE

VICE-CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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