

RESOLUTION NO.: 00-015

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99028
(YOUTH ART FOUNDATION)

APNS: 008-032-010 AND 008-032-011

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 Paso Robles Youth Art Foundation (Donna Berg), has filed a development plan application to construct and operate an approximate 7,600 square foot community recreation center that will accommodate a variety of youth activities, on a .66 acre site located on the northwest corner of Spring and 32nd Streets, and

WHEREAS, the applicant's proposal involves the following specific design modification requests as they apply to the Zoning Code site development criteria: a) request that the combination of view-obscuring wooden fence and landscaping treatment along the northern project be determined to be the functional equivalent of a masonry wall separation between the parking lot and the adjacent non-conforming motel use; and b) request to encroach 5-feet into the 10-foot setback along the 32nd Street frontage to accommodate an architectural porch feature, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering the physical site and design issues associated with the new construction and operation, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 22, 2000, 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;
8. That the proposed combination of solid wooden fence and landscape planter provides an acceptable buffer between the proposed parking lot and the existing non-conforming commercial motel use to the north;
9. That the proposed 5-foot extension of the architectural porch overhang into the 10-foot setback along 32nd Street creates an appropriate pedestrian/residential scale design feature that helps blend the architectural character of the building with the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

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	Preliminary Site Plan
C	Preliminary Landscape Plan
D	Elevation – Perspective Drawing
E	Exterior Elevations
F	Preliminary Floor Plan
G*	Color and Material Board
H	Fencing / Wall Locations

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

SITE SPECIFIC CONDITIONS:

3. This Planned Development authorizes the construction of an approximate 7,600 square foot community recreation center that will accommodate youth activities as follows: a) Performance room for classes in dance, art, drama and music; b) Teen center equipped with computers and instructional aids; c) Support facilities such as lobby, restrooms, kitchen, dressing areas, office space and outdoor seating areas.
4. The building architecture, use of colors and materials shall be substantially consistent with Exhibits D, E and G, with the addition of the building's wainscot to utilize a stone veneer in a color and style to compliment the architectural style and color palette of the facility.
5. The project is to be constructed in a single phase. Any proposal to phase improvements would be subject to reconsideration by the Planning Commission.
6. Prior to the issuance of building permits for project construction, the applicant shall submit detailed plans for review and approval by the Development Review Committee (DRC) as described in the standard conditions (Exhibit A), incorporating any modifications as might be called for within the site specific conditions of this resolution.
7. Parking for the project shall substantially comply with the parking design shown on the site plan (a minimum of twenty-four spaces). In the event that modifications to accommodate bicycle parking

necessitates space reduction, the parking space numbers could be reduced by no more than one (1) space.

8. The final landscaping plans for the project shall include the following additions and enhancements:
 - a) Additional trees shall be introduced along the northern project perimeter planter and/or planting fingers to introduce shade to the site and improve the buffer/screen separation between the parking area and the adjacent motel use.
 - b) The northern project perimeter planter shall be planted with a shrub species that will provide a hedge-like pattern of growth for additional buffer/separation from the adjacent motel use.
 - c) The plant palette shall include a mix of groundcovers, shrubs, and trees. Accent planters (areas for annuals that require intensive maintenance) should be kept to a minimum unless they can be adequately maintained year round.
 - d) The under-story of the existing oak trees shall be treated with mulch material or forms of groundcover/hardscape that will not jeopardize the health of the trees (drought tolerant/low irrigation plant materials can be considered under the advice of an arborist).
 - e) Passive seating areas and outdoor pedestrian scale features (e.g., benches, fountain, and low-level lighting) shall be considered where they can be accommodated safely and without adverse impacts to oak trees.
 - f) Parkway landscaping shall be shown to be consistent with the Spring Street Master Plan planting scheme.
9. Bike Racks shall be incorporated into the final site plan and shall be placed so as not to conflict with the public sidewalk and/or right of way. On-site pedestrian walkway connections shall be made as necessary through landscape areas to connect paths of travel to public walkway systems.
10. The Development Review Committee shall review and approve any/all signs for the project prior to installation. Any wall mounted or freestanding signs shall be designed with indirect illumination (i.e., not internally illuminated plastic faced can signs). Sign design shall be compatible with the construction materials, and residential character of the adjacent properties, while accommodating site identification needs.
11. All oak trees shall be preserved in conjunction with project development and preservation measures (fencing of drip lines and non-impact within the drip lines) shall be exercised during site construction as determined by the City Engineer.
12. A minimum of a 6-foot high wooden fence shall be installed adjacent to the northern project perimeter, separating the motel site from the parking lot. The final design of this fence shall be subject to review and approval by the Development Review Committee (DRC) and shall be designed with longevity in mind (i.e., framed redwood versus a dog-ear cedar slat design). This sturdy wooden fence, combined with the landscape planting along this perimeter, are intended to provide a solid separation from the adjacent non-conforming commercial use and the project's parking lot.

13. A decorative block wall shall be installed along the property line that separates the project's parking area from the single family residential use/parcel on Spring Street. This wall shall be a minimum of 5 feet in height and can transition to a wooden fence along the south side of the same residential parcel (as shown in the fencing exhibits "H"). Final fencing and wall design and locations shall be subject to final review and approval by the Development Review Committee.
14. The architectural canopy along the 32nd Street frontage shall be permitted to extend 5-feet into the 10-foot setback area in order to architecturally define the project's main entrance and provide visual interest.
15. Prior to issuance of building permits (or as prescribed by the Building Official), the two underlying legal parcels shall be merged to eliminate the existing parcel boundary.

EMERGENCY SERVICES

16. A fire hydrant shall be installed according to City standards on the north side of the driveway on Oak Street.
17. The buildings shall have an automatic fire sprinkler system installed according to NFPA 13 standards.
18. If the kitchen facility includes any equipment producing grease laden vapors, it shall be required to have a hood system installed.
19. Provisions shall be made to update the Fire Department Run Book.

ENGINEERING

20. Prior to the issuance of a grading permit, the applicant shall dedicate a property corner cut-off at 32nd and Spring Street and a 2-foot strip of property along Spring Street, all in accordance to the adopted Spring Street Master Plan.
21. Prior to the issuance of a Certificate of Occupancy, the applicant shall install curbs, gutter, sidewalk, and parkway landscaping, along Oak, 32nd, and Spring Streets. The existing curbs on

Spring Street shall be removed and relocated, and a handicap ramp shall be installed at 32nd and Spring Streets, all in accordance to the adopted Spring Street Master Plan.

22. Prior to the issuance of a Certificate of Occupancy, the applicant shall remove all existing overhead utilities and place them underground in accordance to the respective utility agency's requirements.

PASSED AND ADOPTED THIS 22nd day of February, 2000, by the following Roll Call Vote:

AYES: JOHNSON, McCARTHY, NEMETH, STEINBECK, TASCONA, WARNKE

NOES: NONE

ABSENT: FINIGAN

ABSTAIN: NONE

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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