

RESOLUTION NO. 00-023

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO PLANNED DEVELOPMENT 95009
CROSSINGS AT PASO ROBLES
(APPLICANTS: C.E.P. INVESTORS / ELLIS PARTNERS)
APN: 009-841-01, 02, 03, 19, 21, 22

WHEREAS, on August 20, 1996, the City Council approved Planned Development 95009 via Resolution 96-100, for the phased development of approximately 300,000 square foot commercial center located at the southwest corner of Theater Drive and Gahan Place, and

WHEREAS, an Environmental Impact Report (EIR) was prepared for this project and Final EIR was certified for the project in accordance with the California Environmental Quality Act (CEQA) by the City council in conjunction with the aforementioned action, and

WHEREAS, the exhibits and conditions of Resolution 96-100 set forth the design and development expectations associated with the overall build out of the phased regional shopping center, and

WHEREAS, on May 26, 1998 the Planning Commission considered and approved a request by Ellis Partners to amend the architectural elevations for buildings within phase 1B (Ross and Office Max), and

WHEREAS, Phase 1A and 1B, (the Target building, Sleep Shoppe, Ross and Office Max) have been completed, and

WHEREAS, the remainder of phase 1 and phase 2 buildings have not yet been completed, and

WHEREAS, a tenant has been determined for the building space previously identified as "Major Tenant K" on original site exhibits, and

WHEREAS, the new tenant, Orchard Supply Hardware, has specific site design and building use needs that resulted in C.E.P. Investors / Ellis Partners filing a request to amend the site plan and building elevations for this phase 2 portion of the shopping center, and

WHEREAS, no changes in building elevations are proposed for the remaining buildings within the center, and

WHEREAS, no changes in development plan or environmental mitigation conditions are proposed and all conditions for phase 1 and 2 will be carried out in full, and

WHEREAS, the Development Review Committee (DRC) reviewed the proposed project changes at their meeting of March 13, 2000 and reached the consensus that the project amendments were consistent with the general planning and design framework for the regional shopping center, recommending approval of the changes to the Planning Commission, and

WHEREAS, a public hearing was conducted by the Planning Commission on March 28, 2000, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed amendment to the development plan, 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 amendment to the Planned Development 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;
2. The proposed amendment to the site plan to connect a service driveway through to Gahan Place at the western edge of the project site is maintaining the intent of the original project circulation design by bringing delivery and service vehicles along the western edge of the site where there is a requirement for a noise attenuation wall. Furthermore, placement of this driveway will reduce the conflict between delivery/service traffic and customer traffic for the majority of the center.
3. The proposed project amendments are substantially consistent with the plans addressed within the Final EIR certified for "The Crossings at Paso Robles" (Oak Tree Plaza) Regional shopping center and no additional environmental review is required for this amendment request. All environmental mitigation measures applicable to the project shall be implemented as prescribed in the EIR.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve this amendment to Planned Development 95009 subject to the following conditions:

1. All conditions contained in Resolution 96-100 shall remain in full force and effect except as follows:
 - a. Exhibits G3-G5, Building Elevations have been replaced by subsequent architectural approvals as noted within this resolution;

- b. Exhibit A, Site Plan, is superseded by Site and Grading Plan Exhibits contained in this resolution for phase 2 of the site.
2. Exhibit A of Resolution 98-032 adopted by the Planning Commission on May 26, 1998 shall remain in full force and effect for new construction except for that portion depicting the architectural elevation for "Major Tenant K."
3. The applicant shall construct the project in substantial conformance with the site/phasing, grading plan, landscaping plan and building elevations attached as Exhibits listed below and as may be modified by conditions of project approval:

EXHIBIT	DESCRIPTION
A	Grading Plan (Phase II) showing reviewed circulation design
B1 – B2	Landscaping Plan, Palette and Planting Details
C	Building Elevation Revisions for "Major Tenant K" (Orchard Supply Hardware)
D*	Colored Elevation

* Indicates Plans are on file in the Community Development Department.

4. Prior to issuance of Building Permits for Orchard Supply Hardware (OSH), the applicant shall submit the following final details for review and approval by the Development Review Committee (DRC):
 - a. Final Building Elevations, Materials and Color notations – The applicant shall demonstrate in the final construction drawings that they have applied the comprehensive use of approved materials for the center and compliance with the elevations in exhibits of the resolution;
 - b. Fencing / Screening details – All fencing called out as "chain link" shall be vinyl coated and slatted with compatible colored vinyl screen material (nursery fencing and screen gate at entrance to the customer pick-up yard);
 - c. Wall details – The retaining walls and noise wall along the western project boundary shall be constructed of decorative block material and design compatibility as phase 1A and 1B of the center;
 - d. Lighting Fixture Placement and Details – All exterior decorative light fixtures shall be consistent with those approved for the remainder of the center, and all building lighting shall be appropriately shielded to avoid inappropriate off-site glare;
 - e. Cart Storage Details – Placement and design of cart storage within the parking area shall accommodate projected customer needs without use of unnecessary signage. Final plans shall demonstrate the adequacy of the proposed screen wall height and capacity adjacent to and north of the store entrance;

- f. Pedestrian and Vehicular Signs and Striping – Final site details shall demonstrate how pedestrian safety for the customer pick-up driveway entrance and exit is adequately handled;
 - g. Nursery/Greenhouse Details – Final plan information shall demonstrate consistency of material quality and colors with the remainder of the center.
 - h. Sign Details – Final Sign Placement and materials shall be in substantial compliance with Exhibits C and D (Elevations). Final design shall be channel letters with hidden raceways and similar colors as shown;
 - i. Landscaping Plans – Final landscaping and hardscape materials for both on and off-site planting and site work shall be consistent with approved exhibits and subject to final recommendations by Planning and Public Works Staff prior to DRC approval;
 - j. Roof Treatment - The mission tile material and dimensional roof architecture shall be wrapped around to the west side of the building;
 - k. Elimination of West Facing Sign - No signs shall be placed on the west facing building elevation (i.e., the west facing sign shown on the Exhibit C drawing is explicitly not part of this amendment approval);
 - l. Screen Planting/Buffer – The final landscaping plans shall include screen planting material at the southwest portion of the site to maximize the visual buffer between the center and the residences to the west, while respecting sight distance needs.
5. The Development Review Committee (DRC), after reviewing any and all design details noted above, can choose to delegate review of final details to the Planning Staff for approval.
 6. The retaining wall and Noise wall shall be designed so as not to inhibit sight distance for vehicles making turning movements onto Gahan Place from the Center and from adjacent driveways to the west. The adequacy of sight distance design shall be demonstrated to the satisfaction of the City Engineer.
 7. The applicant shall comply with required fire-flow requirements and on-site hydrant spacing as required by the Fire Chief. No buildings shall be occupied until fire suppression measures are adequately demonstrated.
 8. The final building foot print design and truck loading circulation for the buildings between Office max and orchard Supply Hardware shall be subject to additional review at such time that a user is proposed. The loading design for the 23,000 square foot user may be more appropriate if the footprint were reversed.

PASSED AND ADOPTED THIS 28th day of March, 2000, by the following Roll Call Vote:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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