

RESOLUTION NO.: 00-048  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 96001 AMENDMENT  
(ROUSH)  
APN: 009-106-015

WHEREAS, an Amendment to Planned Development 96001 has been filed by Nick Gilman on behalf of John Roush to allow changes in the architecture and design for the Phase II commercial buildings for the Park Cinemas development, and

WHEREAS, the Applicants have submitted construction plans for the development of Phase II of the Park Cinemas project which included three new screens and approximately 8,300 square feet of commercial buildings, and

WHEREAS, the Phase II plans are required to be reviewed by the Development Review Committee (DRC), and

WHEREAS, the DRC reviewed the plans at their meeting on July 24, 2000 and could not make findings of substantial compliance due to the significant changes in the buildings design and architecture, and

WHEREAS, the Committee directed staff to schedule the item for review by the full Planning Commission, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 22, 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 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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Amendment to Planned Development 96001 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>
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A	PINE/RAILROAD STREET ELEVATIONS
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2. All conditions adopted within Planning Commission Resolutions 96-015, 96-016 & 96-017 shall remain in full force and effect.
3. Prior to the issuance of a Building Permit, details for the buildings rear elevations facing Railroad street and the details for the trash receptacles shall be submitted for DRC review.

PASSED AND ADOPTED THIS 22<sup>ND</sup> day of August 2000, by the following Roll Call Vote:

AYES: McCarthy, Warnke, Johnson, Nemeth, Tascona, Finigan

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

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CHAIRMAN GARY NEMETH

ATTEST: \_\_\_\_\_  
ROBERT A. LATA, PLANNING COMMISSION SECRETARY