

RESOLUTION NO.: 00-059
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-014
(Senior/Vets Buildings)
APN: 009-756-003, 004, 005, 006, 007 & 008

WHEREAS, Planned Development 00-014 filed by Phillips, Metsch, Sweeney, Moore Architects on behalf of the City of Paso Robles, to construct a new 5,375 square foot Senior Center building and 3,780 square foot Veterans War Memorial building, and

WHEREAS, the project would be located on the south side of Scott Street, where Via Ramona terminates into Scott Street, and

WHEREAS, according to Section 21.16.200.C.6, with a Conditional Use Permit, public facilities can be constructed within the R1 zone and RSF General Plan designated properties, and

WHEREAS Conditional Use Permit 00-011 has been filed in conjunction with the development plan application, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 12, 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 approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Conditional Use Permit applications in accordance with the California Environmental Quality Act, and

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:

That the Planning Commission of the City of El Paso de Robles does hereby make 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 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.
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 Grading and Drainage Plan
D	Building Elevations- Senior Building
E	Building Elevations- Vets Building
F	Landscaping Plan
G	Color Board (on file)

*Large copies of plans are on file in the Community Development Department

SITE SPECIFIC CONDITIONS:

3. This planned development application, PD 00-014, would allow construct a 3,780 square foot Veterans War Memorial building and a 5,375 square foot building for the Senior Center to be developed simultaneously on the same site. Included with the development plan would be the necessary parking and landscaping areas.
4. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 00-011 and its exhibits.

5. All signage needs to be reviewed and approved by the DRC.
6. There shall be no unshielded lighting on the building such as wall mounted “light packs”. Prior to the issuance of a Building Permit, lighting cut-sheets shall be submitted to the Planning Division for review and approval.
7. A transit shelter shall be installed in front of the project on Scott Street. The shelter shall be constructed of materials that match the Senior/Vets buildings or be a city standard metal structure (green metal). Location and design of the structure shall be reviewed by the DRC prior to the issuance of a Building Permit.
8. No outdoor storage is allowed with this development plan.
9. Grading and/or construction shall be halted in the event that significant archaeological resources are discovered. Grading and/or construction may be resumed upon determination and implementation of appropriate mitigation measures as recommended by the archaeologist and approved by the City Engineer.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

10. One fire hydrant shall be located on site, along Scott Street as placed by Emergency Services.
11. Provide approved Automatic Fire Sprinkler System.
12. Provide KNOX box locked key box at approved location.
13. Provisions shall be made to update the Fire Department Run Book.

ENGINEERING SITE SPECIFIC CONDITIONS

14. Street and drainage plans for improvements along Scott Street shall be prepared under the supervision of and signed by a Registered Engineer in the State of California.
15. A hydrology study for this site indicating the before and after conditions shall be submitted to the City Engineer for review, comment and approval prior to the issuance of a grading permit.
16. Corrections need to be made on the following plan sheets as noted:

- a) On the site plan and the preliminary grading plan, reference is made to slopes of 1:2 and 1:7. More than likely, these numbers have been reversed, as slopes are expressed in terms of horizontal run to vertical rise, and a 2:1 slope is the maximum allowed.
- b) On the preliminary grading plan, there is a notation that a new analysis of the floodway limits will be done for this project. This analysis shall be furnished to the City Engineer for review, comment and approval prior to issuance of the grading permit.
- c) On the preliminary grading plan, a drainage system for the parking lot is indicated. In addition to additional plan details (type of basin, surface and invert elevations, etc.), a profile of the drainage system shall also be provided.

PASSED AND ADOPTED THIS 12th day of September 2000, by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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