

RESOLUTION NO.: 01-031  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 00-029  
(Gordon and Sheryl Knight)  
APN: 009-631-010

WHEREAS, Planned Development 00-029 has been filed by Ted Weber on behalf of Gordon and Sheryl Knight of Knights Carpet, for the development of a new 5,000 square foot commercial building with a 2,100 square foot mezzanine, for carpet sales, located on Ramada Drive, just west across Ramada Drive from the new Paris Precision building, and

WHEREAS, the site is zoned M,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission, and

WHEREAS, it does not appear that Alternative 8, the conceptual plan for the interchange at Rte.101/46W interferes with the subject site, the plan is conceptual and the final plan may interfere, and

WHEREAS, since there is not an adopted plan line, the City can not delay development of property, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 10, 2001, 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 application 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.
8. That the proposed Planned Development would meet the architectural and design guidelines established by Development Plan PD 98005.

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 Landscape Plan
D	Building Elevations
E*	Color Board

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

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

3. This planned development application would allow the construction of a 5,000 square foot commercial building with a 2,100 square foot mezzanine.
4. The applicant shall agree not to protest to the formation of an Assessment District to construct any future improvements at the intersections of Highways 46 West and 101 for the area served by Theater Drive, Ramada Drive and South Vine Street. The agreement

shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the manufacturing project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.

5. Final landscaping plans shall be submitted for DRC review prior to the issuance of a Building Permit. The revised plan needs to include the following:
  - Reduction of spacing of Rosemary ground cover from 3 feet on center to 2 feet on center throughout the site.
  - The increase in size of plants from 1 gallon to 5 gallon (or as approved by the DRC).
  - The addition of taller shrubs and or trees along the Hwy 101 (west ) elevation.
  - The increase of size of trees to 15 gallon (or as approved by the DRC).
  - Revise plans to show screening of utilities and back flow prevention device.
  - The addition of 15 gallon size trees placed within the planters in the parking lot except under the existing oak trees.
6. Parking lot shall be revised to have a 27 foot minimum back-up space rather than 24 feet.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

7. A sewer lateral shall be installed for the proposed development, connecting to an existing collection line in Ramada Drive. The sewer lateral shall remain private and its maintenance shall be the responsibility of the applicant.
8. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
9. The developer shall replace all damaged sidewalk abutting the property.
10. New street lights shall be installed as required by the City Engineer.
11. Prior to the issuance of a grading permit, the applicant shall record a drainage easement accepting the historic water drainage flow from the west.
12. Prior to the issuance of a grading permit, the applicant shall provide adequate documentation that the drainage from the west is allowed to flow freely and is not blocked.

**AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS**

13. Wall and ceiling insulation to be upgraded one level from the Title 24 requirements.
14. Comply with the Air Pollution Control District dust control measures.
15. All glazing to be dual pane.
16. Appliances, furnaces, water heaters and lighting to be high efficiency and energy conserving.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of April 2001, by the following Roll Call Vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Tascona, Calloway

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY  
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