

RESOLUTION NO.: 01-043
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-024
(Trinity Lutheran Church & School)
APN: 009-561-050

WHEREAS, Planned Development PD 00-024 has been filed by Omni Design Group on behalf of Trinity Lutheran Church & School, for a 30,493 square foot expansion to the existing school facility which includes new class rooms a gymnasium and the development of new athletic fields, and

WHEREAS, the project would be located at 640 Creston Road, and

WHEREAS, concurrent with the development application, an application to amend Conditional Use Permit CUP 86014 has been submitted, and

WHEREAS, Conditional Use Permit 86014 was cross referenced as CUP 87001 and noticed as such, and

WHEREAS, Section 21.23B.030 Review Requirements, requires that the construction of buildings ten or more thousand gross square feet shall be subject to Planning Commission approval of a development plan, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 8, 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 Mitigated 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.

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 Grading and Drainage Plan
C	Preliminary Landscape Plan
D	Architectural Site Plan
E	Architectural Floor Plan
F	Architectural Elevations

*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 addition of 30,493 square feet of new classroom buildings to the existing school, the development of a new baseball / playing field and a basketball court in three development phases. The project would be built as follows:

Phase I: All classroom buildings except for the science building (including new restroom facilities within the new buildings), the baseball / playing fields (and retaining walls) and the storage and maintenance building.

Phase II: Science Building

Phase III: Proposed gymnasium, new restroom building

4. Prior to issuance of a certificate of occupancy, the applicant shall either underground the existing overhead utilities or enter an agreement not to protest the future formation of an Assessment District to underground the overhead utilities. The form shall be in a manner to be reviewed and approved by the City Attorney and/or City Engineer.
5. Final landscaping plans shall be submitted for DRC review prior to the issuance of a Building Permit. Emphasis should be put on the landscape necessary to screen and "break-up" the expanse of the retaining walls along the southern property boundary.
6. Prior to the occupancy of the buildings in Phase III, the modular buildings shall be removed from the site.
7. Parking lot needs to be revised to have a 27 foot driveway isle for 90 degree parking.
8. Prior to the issuance of a Building Permit, plot plan review for buildings shall be reviewed and approved by the Planning Division. Building architecture shall be in substantial compliance to the exhibits attached to this development plan resolution.

ENGINEERING SITE SPECIFIC CONDITIONS:

9. Prior to the issuance of a Grading Permit, the applicant shall submit a complete grading and drainage plan prepared by a registered civil engineer. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
10. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
11. An Arborist shall be hired by the applicant to take a look at different options to preserve the three oak trees impacted by the retaining walls along the southern boundary of the project. Precautions to save the trees shall be taken, even if it requires "jogging" the wall around them.

If it is determined that it is not feasible to preserve the trees, and there is no other option except to remove the trees, the applicants would need to work with the City Engineer and take the issue to the City Council for their consideration in accordance with the City's Oak Tree Preservation code. In the event the Council was to authorize removal, replacement trees would be a requirement of any such approval at a minimum of two 24-inch box trees per each oak removed (at their discretion, the Council may determine that a higher replacement ratio is required).

12. All development impact fees, including signalization and bridge impact fees, shall be paid prior to issuance of the building permit.

EMERGENCY SERVICES SITE SPECIFIC CONDITION:

13. Any building 5000 square feet or more requires the installation of an Automatic Fire Sprinkler System.
14. Both on and off site fire hydrants will be required. Contact Emergency Services for location prior to submitting plans.
15. Approved access needs to be provided for all buildings and playing fields.

PASSED AND ADOPTED THIS 8th day of May 2001, by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: Warnke

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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