

RESOLUTION NO.: 01-055
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-012
(John Moore)

APN: 025-453-016

WHEREAS, Planned Development 01-012 has been filed by Kim Lilly on behalf of John Moore for the development of a new 6,975 square foot aircraft hanger with a 1,430 square foot office space located at 4750 Wing Way, south of Taxiway "D", and

WHEREAS, the site is zoned AP,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, on June 28, 2001 the Airport Advisory Committee met and discussed the proposed project, resulting in recommendations relating to taxiway "no parking", public restrooms provisions and fencing and gates being needed, and

WHEREAS, on July 3, 2001 the City Council authorized the processing of this Planned Development application in advance of completion of the Airport Specific Plan, and

WHEREAS, this project is determined to be Categorically Exempt from environmental review per Section 15303c of the State's Guidelines to Implement CEQA, and

WHEREAS, this project site is located within the Business Park (BP) general plan land use category whose stated purpose is to provide areas for clean and attractive businesses and industries in which all activities are conducted indoors (with some limited outdoor storage if completely screened) – (Page LU-39 of the General Plan Land Use Element), and

WHEREAS, General Plan Policy IND-2 states that, "Quality of design and architectural treatment, including sensitive site layout and use of materials will be required," and General Plan Policy IND-4 states, "Ensure that land uses around the Airport further aviation needs and protect the airport expansion from conflicting land uses," and

WHEREAS, the project has incorporated landscaping and an architectural design theme that is complementary to the two new buildings that are being constructed on the lease parcel directly to the south of this project site, thereby improving the appearance of this lease parcel from Airport Road, and

WHEREAS, on July 10, 2001 a public hearing was conducted by the Planning Commission to consider the plans and information related to the development proposal and to accept public testimony regarding this proposed 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. 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 approve Planned Development 01-012 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

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

D1-D2

Building Elevations

E

Color and Material Board to match PD 88006*

F

General Performance Standards (Zoning Code)

*On File in the Community Development Department

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. Planned Development 01-012 would allow the development of a new 6,975 square foot aircraft hanger with a 1,430 square foot office space.
4. Prior to the issuance of a Certificate of Occupancy, the following items shall be submitted for review by the Development Review Committee (DRC) for review:
 - a. A detailed fencing and gating plan.
 - b. A detailed landscaping plan identifying size, spacing and species of the plant and tree material. Street trees shall be placed along Wing Way at a minimum ratio of 1 per 50 feet. All trees shall be 15-gallon size, 1 1/2 inch diameter. All shrubs shall be a minimum of 5-gallon size. A raised concrete curb shall separate landscaped areas from parking areas.
 - c. A decorative masonry trash enclosure shall be constructed on site. The enclosure shall have view obscuring metal gates.
 - d. Plan indicating location of "no parking" zones within the taxilane between existing hangars east of the new building.
5. Prior to the issuance of a Building Permit, the applicant shall produce a letter from the Environmental Health Department verifying that all necessary remedial waste clean up work has been done to their satisfaction for the underground fuel tanks that had been located on this site.
6. The applicant shall install a city standard curb cut and driveway apron at the Wing Way entrance in a manner to be approved by the City Engineer.
7. Final building plans shall provide for a restroom that is accessible on a 24-hour basis from the exterior of the building to aircraft hangar tenants on the same lease parcel.
8. The airplane storage area shall be separated from the on-site automobile traffic/circulation in a manner to be approved by the Airport Manager.
9. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera (copy attached as Exhibit F).
10. Non reflective materials shall be used in the buildings, outdoor equipment and signs where reflection would cause a flying hazard. Roofs shall be constructed of a non reflective material or painted/treated to prevent reflection.

11. Prior to issuance of building permits, the developer shall enter into an agreement to not protest the formation of an assessment district to construct future improvements on Airport Road (off-site), including the Highway 46 East intersection. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on benefit to the project.

PASSED AND ADOPTED THIS 10th day of July 2001, by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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