

RESOLUTION NO.: 01-070  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 01-013  
(Weyrich Development)  
APN: 008-328-002, 3 & 6

WHEREAS, Planned Development 01-013 has been filed by Garcia Architecture and Design on behalf of Weyrich Development Company, for the development of a new 11,982 square foot commercial development including manufacturing, retail, office and industrial uses, and

WHEREAS, the proposed development would be located on a 29,070 square foot site located at 1429 Riverside Avenue, and

WHEREAS, the Planning Commission has made a that the project is considered Neo-Traditional and that according to Section 21.16K of the Zoning Ordinance the project would score enough points to allow reduction of parking from 30 (as required by the Parking Ordinance) to 25, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 11, 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 project would earn up to 5 points for neo-traditional design and would be allowed to reduce the amount of parking from 30 to 25 spaces as allowed by Section 21.16K of the Zoning Ordinance.

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	Development Plan
C	Preliminary Grading and Drainage Plan
D	Preliminary Landscaping Plan
E	Building Floor Plans
F	Building Elevations
G	Color Board (on file)

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

**PLANNING SITE SPECIFIC CONDITIONS:**

3. This planned development application, PD 01-013, would allow the construction of an 11,982 square foot mixed commercial building including manufacturing, retail, office and industrial. Also with the approval of PD 01-013 the Planning Commission authorizes the reduction of the required on-site parking spaces from 30 to 25 based on findings that this project has included into it, design elements consistent with the Neo-Traditional code.
4. Any future uses would need to meet the requirements of Table 21.16.200 of the Zoning Code in regards to permitted uses within the C3,PD Zoning District.

5. Prior to the issuance of a Building Permit a revised site plan needs to be submitted for Staff review showing 27-foot wide aisles for the 90-degree parking or use diagonal parking spaces in order to meet the specifications for back-up aisle as required by the zoning code.
6. Prior to the approval of the decorative bollard and pole lights Planning Staff needs to review the lighting units for proper shielding.
7. Prior to the issuance of a Building Permit, the three existing lots shall be merged to one lot.
8. Prior to the issuance of a Building Permit, a final landscape and irrigation plan shall be submitted for Staff approval. The plan shall include the following:
  - Specify size and spacing of plant material.
  - Specify location of PG&E vault and backflow prevention device. Need show how these will be screened with landscaping.
9. No outdoor storage is allowed with this development plan.
10. The "Riverside Station" signage as shown on the elevation plans is approved with this development plan. The architect needs to submit a sign program for the rest of the center to show how future tenant signage will stay with in the character of the development.

### **ENGINEERING SITE SPECIFIC CONDITIONS**

11. Overhead utility lines along the Riverside Ave. frontage and crossing the northwest corner of the property shall be placed underground. Or Prior to the issuance of a Building Permit, the applicant shall enter into 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.
12. Curb and gutter shall be construct beyond the project frontage to join the existing curb and gutter approximately 50 feet south of the parcel. Installation of the additional curb and gutter is necessary in order to prevent adverse drainage impacts to the existing residence to the south, which is situated below street grade.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of September 2001, by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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