

RESOLUTION NO.: 01-080

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO PLANNED DEVELOPMENT 93001
(CHARLES WENTWORTH)

APN: 25-471-20

WHEREAS, section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for construction of buildings when located in the planned development overlay district, which is the case for this parcel, and

WHEREAS, on November 22, 1993 the Planning Commission adopted resolution 93-054 that authorized the construction of aircraft hangar and commercial space for an aircraft restoration business (Antique Aero), and

WHEREAS, that development plan indicated that the western end of the lease parcel was intended to be developed in the future, but was non-specific about the locations, size and associated improvements that would accompany such future development (and as such, did not provide for entitlements to construct additional buildings), and

WHEREAS, the applicant, Charles Wentworth, has completed construction of the buildings and site development that was approved in 1993, and

WHEREAS, the City has received an application requesting amendment to Planned Development 93001 and an associated Conditional Use Permit 01-015 which proposes to develop approximately 25,000 square feet of private aircraft hangar space, approximately 3,000 square feet in office area, and

WHEREAS, the City has received a concurrent request to establish an above ground aircraft fueling facility at the northwest portion of the site and that portion of the request is being considered under the concurrent application of Conditional Use Permit 01-015, and

WHEREAS, the project is proposed to be developed on a partially developed parcel that is located at 4301 Cloud Way (north of Dry Creek Road and south of Taxiway C), and

WHEREAS, this project site is leased by the applicant from the City of Paso Robles and has direct access to Aircraft Taxiway "C", and

WHEREAS, the City's Airport Advisory Committee provided review and comment on this project relating to the Committee's design guidelines for parking ratios, internal aircraft taxi-lane widths and provision of private restrooms for aircraft hangar space at the Airport and the Committee unanimously supported the Wentworth expansion proposal, 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, on October 1, 2001, the Development Review Committee (DRC) reviewed and discussed the project request and although they expressed concerns with the simple architecture of the hangar facilities, they recognized the relative low visibility of the structures from Dry Creek Road and the proximity of these buildings to an approved hangar project to the south (Nunno) whose buildings would shield those within this project, and

WHEREAS, the DRC made recommendations for design conditions related to landscaping and screening along the south side of the proposed buildings to off-set the visual impacts of the project and that such landscaping should include additional trees, and

WHEREAS, on October 9, 2001 a public hearing was conducted by the Planning Commission 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 approving a mitigated 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

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;
8. The proposed development would be consistent with General Plan Land Use Element Policy IND-4 to encourage compatible aviation needs at the airport;
9. The proposed development will require incorporation of aesthetic materials such as landscaping to achieve compliance with General Plan Land Use Element Policy IND-2 which requires use of quality materials to achieve quality architectural design and site development treatment.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve an Amendment to Planned Development 93001 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.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

COMMUNITY DEVELOPMENT

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 and Grading and Drainage Plan
C	Preliminary Typical Building Elevations – Hangars
D	Photos of Existing Hangars representative of new hangars
E	Color and Material Board
F	General Performance Standards

* On file in the Community Development Department.

3. The approval of an Amendment to Planned Development 93001 authorizes the continued operation of the aircraft restoration business and aircraft storage uses, along with new aircraft storage hangars totaling approximately 25,000 square feet in area, approximately 3,000 square feet of future office building and the above ground aircraft fuel tanks.
4. All future tenants within the project shall be required to comply with all occupancy requirements of the City of Paso Robles and all applicable public agencies.
5. The phased construction shall be generally as described below:

Phase One:

- a. Installation of Hangar 5 and Shell Building Construction for Office Area;
- b. Parking and landscaping along the southern parcel boundary (between Cloud Way entrance and edge of hangars);
- c. Fencing and gates as necessary to control/separate automobiles from aircraft areas;
- d. Restroom(s) accessible to hangar tenants (may be met by demonstration that the existing restroom is accessible to tenants);
- e. Expansion of private waste disposal system as necessary to accommodate new facilities;

Phase Two:

- a. Installation of Hangar 6 (with independent restroom or access to existing facilities);

Phase Three:

- a. Installation of Fuel facility

All of these phases may be implemented concurrently. Phase three can be implemented prior to phase two if phase one improvements are complete.

6. This project approval shall expire within the term established in the standard conditions (Exhibit A), unless at least one of the phases of development designated in this approval are implemented within that same time frame. Implementation of one of the project phases will constitute exercising the permit and will alleviate the term of the approval.
7. Prior to the issuance of building permits for the construction of each phase, the developer shall submit detailed plans for review and approval by the Development Review Committee (DRC) as described in the standard conditions (Exhibit A). These plans shall contain adequate detail for the DRC to determine:
 - Precise phasing of improvements
 - Landscaping and irrigation details in relation to buildings and parking (existing and proposed)
 - Grading and Drainage design
 - Any additional signs proposed
 - Building floor plans and exterior treatments (including colors)
 - All site details including lighting, trash enclosures, fencing, heating/ air condition screen details

8. It is the developer' s responsibility to insure that all construction of lease hold improvements occur on leased property. It is the developer' s responsibility to identify the property lines prior to construction and to insure compliance by the developer' s agents during construction.

AIRPORT AND LAND USE COMPATIBILITY

9. The project shall comply with the minimum standard requirements for airport aeronautical services as adopted by the City of Paso Robles.
10. The project shall comply with all applicable Airport Rules and Regulations.
11. No taxi-lane shall be developed to a width less than 60 feet. All taxi-lanes shall be a minimum of 20 feet wider than the widest hangar door taking access onto that taxi-lane.
12. 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).
13. The project shall be developed in conformance with the following standards established by the 1977 Airport Land Use Plan for Zone 1:
 - a. Non-reflective materials shall be used in buildings and signs. This shall particularly apply to roofing materials;
 - b. Soundproofing, where appropriate, shall be used to reduce noise to acceptable levels according to State guidelines;
 - c. No electro-magnetic transmissions which would interfere with operation of aircraft shall be emitted from the development.

TRAFFIC IMPACTS

14. 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 Dry Creek Road and Airport Road (off-site). 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.
15. The airplane storage area shall be separated from the on-site automobile traffic/circulation in a manner to be approved by the Airport Manager.

SEWER IMPACTS

16. Prior to issuance building permits for hangars with restroom facilities or the office restrooms (whichever comes first), the applicant shall demonstrate to the satisfaction of the Building and Engineering Division staff that the septic tank and leach field/pit capacity of the private sewer discharge system has adequate capacity to accommodate the required rest room facilities associated with new construction.

17. Prior to issuance of building permits, the developer shall enter into an agreement to not protest the future formation of an assessment district for the installation of sewer in Dry Creek Road to serve this and adjoining properties. 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.

FIRE / EMERGENCY SERVICE

18. The applicant shall design the location and all aspects of the above ground fueling facility in accordance with Uniform Fire Code. The applicant shall obtain clearance from the Fire Chief prior to issuance of permits for the fueling facility and shall demonstrate at that time that all safety requirements have been met (including modified set backs from property line and adjacent buildings).

19. All new buildings shall be fire sprinklered as required by local and State code requirements.

20. On-site fire hydrants shall be located on a phase by phase basis in a manner to be approved by the Fire Marshal. Prior to issuance of grading permits the applicant shall submit a revised grading, drainage and utility plan for review by the Fire Marshal.

AESTHETICS

21. A final detailed landscaping/irrigation plan prepared by a landscape professional shall be submitted for review by the Development Review Committee (DRC) prior to issuance of building permits. The landscaping plans shall include a combination of trees, shrubs and ground cover in the areas south of the office/hangar facility and shall be designed to maximize shade coverage and screening of the buildings.

22. All new building materials and colors shall match the predominant color and material theme of the current development (American Steel Building Company – Light Stone main body with Cocoa Brown trim).

23. The existing hangar facilities shall be brought into compliance with the approved development plan requirements including paint colors to match the predominant beige and brown theme on the property (this includes repainting of existing hangars as necessary).

PASSED AND ADOPTED THIS 9th day of October, 2001, by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK, TASCONA,
WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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