

RESOLUTION NO.: 01-095  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 01-007  
(Highway 101 LLC / Jim Aiken)  
APN: 009-631-015 & 009-631-014

WHEREAS, Planned Development PD 01-007 has been filed by Jim Aiken on behalf of Highway 101 LLC, for the development of two new 5,000 square foot commercial buildings, located on Ramada Drive, just west across Ramada Drive from the new Paris Precision building, and

WHEREAS, the sites are 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, since there is not an adopted plan line or determination that Alternative 8 would be applied as an adopted design, the City can not delay development of property, and

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

WHEREAS, with regards to water and sewer facilities to serve the subject area, the Public Works Department has determined that the sewer and water projections for the two buildings would not have a significant impact on the infrastructure in the area, and

WHEREAS, since the Environmental Initial Study was completed on October 24, 2001, Associated Traffic Engineers (ATE) has informed the City that the initial traffic study was incorrect in its determination of the PM Peak Hour Level of Service at the SH-46/Ramada Drive intersection for the scenario including all of the projects (McDonalds/Chevron and Hampton Inn), and

WHEREAS, the revised analysis indicates that the peak hour level of Service is a "C" given the existing geometrics and lane configurations, not a D (with mitigation) as initially portrayed, and

WHEREAS, given that the peak hour level of service is a "C", environmental mitigation would only need to be the requirement to not protest the future assessment district for the interchange, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 13, 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 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



B	Preliminary Site Plan & Architectural Elevations
C	Preliminary Grading and Drainage Plan
D	Preliminary Landscaping Plan
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 two 5,000 square foot commercial buildings.
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 for both parcels prior to the issuance of a Certificate of Occupancy of either building.
5. If a user is proposed for either of the commercial buildings that have significantly higher traffic trip generation than "specialty retail" of 41 trips per 1000 square feet of buildings as described in the Traffic Study provided for the project or as described in the ITE Manuals, an amendment to the development plan shall be submitted for Planning Commission review in order to review the new traffic analysis as well as parking.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

6. A sewer lateral shall be installed for each building of the proposed development, connecting to an existing collection line in Ramada Drive. Each sewer lateral shall remain private and its maintenance shall be the responsibility of each property owner the applicant.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
8. The developer shall replace all damaged sidewalk abutting the property.
9. Any future highway oriented signs would need to go through the Conditional Use Permit process via a public hearing with the Planning Commission.
10. If a user is proposed for either of the commercial buildings that has a significantly higher traffic trip generation than "specialty retail" of 41 trips per 1000 square feet of buildings as described in the Traffic Study provided for the project or as described in the ITE Manuals, an amendment to the development plan shall be submitted for Planning Commission review in order to review the new traffic analysis as well as parking.

**AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS**

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

PASSED AND ADOPTED THIS 13<sup>th</sup> day of November 2001, by the following Roll Call Vote:

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

NOES: Steinbeck

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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