

RESOLUTION NO.: 03-004
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 02-008
(Jiffy Lube)
APN: 009-814-023

WHEREAS, Planned Development 02-008 has been filed by Steven D. Pults & Associates on behalf of Jiffy Lube (Ed Petrilli/Phase II Realty), to construct an approximate 2,303 square foot Jiffy Lube facility with a 1,544 square foot basement, and

WHEREAS, the project would be located on the existing vacant 22,614 square foot site located on the southeast corner of Oak Hill Road and South River Road, and

WHEREAS, Planned Development PD 02-008 has been applied for in order to comply with Section 21.16G, Regional Commercial District, which requires the Planning Commission to approve a development plan prior to the issuance of a grading or building permit for new construction, and

WHEREAS, in conjunction with PD 02-008 an application for Conditional Use Permit 02-016 has been filed for the automotive repair use as required by Section 21.16.200 of the Zoning Code, and

WHEREAS, in conjunction with PD 02-008 & Conditional Use Permit 02-016, an application to abandon the portion of Old South River Road between Oak Hill Road and South River Road has been submitted, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 14, 2003, 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 following findings are hereby made:

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 02-008, 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 Landscaping Plan
D1-D2	Preliminary Exterior Elevations
E	Color and Materials 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 02-008, would allow the construction of an approximate 2,303 square foot Jiffy Lube facility with a 1,544 square foot basement for the operation entailing the lube, oil and filter of vehicles. No major vehicle repairs or long term storage of vehicles would be permitted.
4. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 02-016 and its exhibits.

5. 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 and how these will be screened with landscaping.
 - The trees within the parking lot will need to be adequate species and spaced properly so that there is a 25 percent shade coverage within 5-years.
6. No outdoor storage is allowed with this development plan.
7. Cut sheets for all exterior light fixtures including parking lot lights shall be approved by Planning Division prior to installation. All fixtures shall be fully shielded with no exposed lens. Extraordinary efforts will need to be made for the light within the fuel island canopy to ensure no off-site glare. Any pole lights along the northern and eastern boundaries bay also need further shielding since they would be adjacent to residential uses.

ENGINEERING SITE SPECIFIC CONDITIONS

8. South River Road shall be improved in accordance with City Arterial Road Standard A-1 with meandering sidewalk and parkway as approved by the Planning Division.
9. Sidewalk and parkway landscape improvements shall be provided on Oak Hill Road.
10. “No left turn” shall be posted in the South River Road median precluding left turns into the private street.
11. The parking spaces on the private road shall be angled for access by southbound traffic only.
12. Water service and fire hydrant ties shall be provided from Old South River Road. Sewer connection shall also be provided from Old South River Road.
13. Prior to the issuance of a Building Permit, the street abandonment for Old South River Road shall be recorded.

14. Prior to the issuance of a certificate of occupancy, the existing above ground utility lines located in the existing right of way of Old South River Road shall be relocated underground. This condition includes all poles located between Oak Hill Road and South River Road. Boring will be required under Oak Hill Road and Serenade Drive rather than trenching through the streets. Notes shall be included on the improvement plans for the project to the satisfaction of the City Engineer.

PASSED AND ADOPTED THIS 14th day of January 2003, by the following Roll Call Vote:

AYES: Ferravanti, Flynn, Warnke, Steinbeck, Johnson, Calloway, Kemper

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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