

RESOLUTION NO.: 03-008
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-014
(RIDINO)
APN: 008-327-004 & -005

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, William Ridino has filed a development plan in conjunction with Tract 2435, for a nine-lot subdivision to construct an 8-unit condominium building with a common area lot on a site located at the northeast corner of Railroad and 14th Streets, and

WHEREAS, an environmental initial study was prepared for the development plan and subdivision request, covering the physical site and design issues associated with the new construction, and

WHEREAS, the applicant submitted an application for waiver of required street improvements on 14th Street on November 25, 2002, after the notice for the project and Negative Declaration applications was posted, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 10, 2002, 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, the application was continued to the January 14, 2003 meeting at the applicant's request in order to include hearing of Waiver 02-009 in conjunction with the Tract and Planned Development applications, 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 approving a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Tract and Planned Development application in accordance with the California Environmental Quality Act, and

WHEREAS, based upon the facts and analysis presented in the staff report, 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. That the requested setback reduction on the front and street side property lines is acceptable in this particular case because it is compatible with surrounding development patterns and would result in a superior site design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 01-014 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

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:

1. The project shall comply with all exhibits and conditions of approval contained in the Planning Commission Resolution approving Tract 2435.
2. The project shall be constructed so as to substantially conform to the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Preliminary Site/Landscaping Plan
B	Preliminary Floor Plans
C	Preliminary Elevations
D*	Color and Material Board (on file)

* On file in the Community Development Department.

3. The approval of Planned Development 01-014 authorizes the construction of a three-story, eight-unit commercial condominium building with four storage/workshop bays on the ground floor, and eight uncovered parking spaces.
4. Prior to issuance of Building Permits, the applicant shall submit final, detailed landscaping and irrigation plans, prepared by a Licensed Landscape Architect for review by the DRC. The landscape plan shall focus on screening the parking from the railroad right of way.
5. Street trees shall be introduced into the final landscaping plan as required by the Streets Division of the Public Works Department.
6. A trash enclosure shall be provided on site. The trash enclosure shall be constructed of decorative masonry material and the design shall be submitted to the DRC for approval prior to issuance of a building permit.
7. Final drawings shall include informational detail on perimeter fencing, signs, lighting cut-sheets, location and screening methods for electrical transformer vaults and back flow valves and related details.
8. All signs shall be subject to review and approval by the DRC, consistent with City zoning code.
9. Visitor Parking spaces shall be clearly marked with signage or pavement markings.
10. The project construction operations shall comply with the following Dust Control Measures, to be reproduced on the grading and drainage plans:
 - a) Reduce the amount of disturbed area where possible.
 - b) Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Use reclaimed (nonpotable) water whenever possible.
 - c) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
11. The following Energy Efficiency measures shall be used in the design and construction of the building:
 - Increase walls and attic insulation 20% beyond Title 24 requirements.
 - Orient buildings to maximize natural heating and cooling.
 - Shade tree planting along southern exposures of buildings to reduce summer cooling needs.
 - Use built-in energy efficient appliances, where applicable.
 - Use double-pane windows.
 - Use energy efficient interior lighting.
 - Use sodium street lights.

12. Exterior lighting shall be downward-directed and in compliance with Section 21.21.040. Cut sheets shall be submitted and approved by staff prior to issuance of building permit.
13. The occupancy and uses in the building shall be consistent with the underlying zoning. No outside storage, repair, or display is permitted on site.

EMERGENCY SERVICES DEPARTMENT

14. On site circulation and turn-around areas shall be kept clear and posted/delineated as “no parking” where deemed necessary by the Fire Chief.
15. On site hydrants shall be located in a manner to be approved by the Fire Chief.

ENGINEERING DIVISION

16. Plans submitted for building permit will show the service locations for the following: sewer, domestic water, fireline, and irrigation.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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