

RESOLUTION NO.: 03-017

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING A NEGATIVE DECLARATION FOR A COMMERCIAL RETAIL PROJECT  
ADJACENT TO AND A PART OF THE OAK TREE PLAZA/TARGET REGIONAL CENTER  
(APPLICANT: ELLIS PARTNERS, LLC)  
APN: 009-841-020, 023, AND 024

WHEREAS, applications have been filed by Mr. Stuart Rickard, Development Manager for Ellis Partners, LLC seeking:

- A. Approval of Amendment No. 1 of Planned Development 95-009 (Oak Tree Plaza/Target Regional Commercial Center), incorporating the approximately 2.56-acre site into the Oak Tree Plaza/Target Regional Commercial Center; and
- B. Approval of Conditional Use Permit 02-018, authorizing establishment, maintenance, and operation of up to 5,450 square feet of restaurant/food related land uses (walk up or sit down restaurants) on Pad B of the Planned Development/Site Plan.

WHEREAS, the Commercial Retail Project site is located at the southwest corner of Theatre Drive and Gahan Place, immediately adjacent to the Oak Tree Plaza/Target Regional Commercial Center; and

WHEREAS, Amendment No. 1 to Planned Development 95-009 would authorize construction of the remaining building square footage allocation approved with the original establishment of the Planned Development for the Oak Tree Plaza/Target Regional Commercial Center; and

WHEREAS, Conditional Use Permit 02-018 would authorize restaurant/food related land uses to be established as part of the new Commercial Retail Project, which uses would serve as a component part of the Oak Tree Plaza/Target Center Regional Commercial Center; and,

WHEREAS, the design/architecture of the Commercial Retail Project under review would be consistent with the existing Oak Tree Plaza/Target Regional Commercial Center; and

WHEREAS, incorporation of the Commercial Retail Project into the Oak Tree Plaza/Target Regional Commercial Center would be a logical completion to the established development pattern; and

WHEREAS, the General Plan land use designation of the site is RC (Regional Commercial); and

WHEREAS, the site is zoned C2 PD (Highway Commercial – Planned Development); and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 11, 2003 to accept public testimony on the Commercial Retail Project, including Amendment No. 1 to Planned Development 95-009 and Conditional Use Permit 02-018, and the environmental determination therefore; and

WHEREAS, based on the information and analysis contained in the Initial Study and the attachments thereto, a determination has been made that the Commercial Retail Project qualifies for adoption of a Negative Declaration; and

WHEREAS, public notice of intent to adopt a Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, the Initial Study incorporates by reference the Environmental Impact Report (EIR) for the Oak Tree Plaza/Target Center (SCH#95121016), which EIR authorizes up to 300,000 square feet of regionally-oriented commercial retail land uses; and

WHEREAS, the Oak Tree Plaza/Target Center EIR includes a Mitigation Monitoring Program, which Program addresses and mitigates impacts related to traffic and circulation, biology, drainage, noise, air quality, historical resources, and light and glare; and

WHEREAS, if approved, the Commercial Retail Project would be subject to implementation of the measures set forth in the EIR Mitigation Monitoring Program and compliance with the Conditions of Approval for PD 95-009, as amended; and

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that the Commercial Retail Project will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning Commission (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).
2. Adopt a Negative Declaration for Amendment No. 1 to Planned Development 95-009 (Oak Tree

Plaza/Target Regional Commercial Center) and Conditional Use Permit 02-018 for restaurant/food related land uses.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of March, 2003, by the following roll call vote:

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

NOES:

ABSENT: Calloway

ABSTAIN:

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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