

RESOLUTION NO.: 03-046

A RESOLUTION OF THE PLANNING COMMISSION
OF
THE CITY OF EL PASO DE ROBLES
ESTABLISHING A WRITTEN POLICY STATEMENT
REQUIRING FOUR-SIDED ARCHITECTURE FOR BUILDINGS IN HIGHLY VISIBLE AREAS

WHEREAS, it has been the long-standing policy of the City of El Paso de Robles, as so expressed by the City Council, the Planning Commission, and the Development Review Committee to require four-sided architecture for buildings in highly visible area; and

WHEREAS; establishment of a written policy on the City's expectations and requirements for four-sided architecture would assist City staff in more effectively communicating with project applicants as to the level of detail to be provided on architectural plans, and would further streamline the development review and design process.

WHEREAS, Policy OA-9 (Quality of Development) of the City's General Plan requires new development to be of the highest quality in terms of design, construction, aesthetics, with a particular emphasis of fostering a "sense of place" that reflects the uniqueness of Paso Robles.

WHEREAS, the City's Development Review & Project Design Process was established by the City Council as a means to implement the goals and policies of the General Plan.

WHEREAS, the City enjoys its "Small Town" character and seeks to retain this character by requiring design excellence through attention to detail and use of four-sided architecture.

WHEREAS, the City has consistently reinforced its expectations and requirements for high quality development projects as articulated in its General Plan and Zoning Ordinance.

WHEREAS, the City's goals, policies, and standards require that development projects properly implement the City's vision with respect to design, method of construction, aesthetics, and sensitivity to the physical, social, and economic environment.

WHEREAS, pursuant to Chapter 21.23B of the Zoning Ordinance, the intent of the Development Review and Design Review Process is to ensure that the physical design of new development projects and modifications of existing buildings meet the following objectives:

A. To protect the public health, safety, and general welfare where it is related to a land use or to the design of development.

B. To accommodate the aesthetic quality of the city as a whole, especially where the development will be visible from gateways to the city, and scenic corridors.

C. To ensure that development is compatible with, and is not detrimental to, surrounding land uses and improvements by requiring that the design be one that is visually appropriate and that mitigates, to the extent feasible, the environmental and social impacts.

D. To ensure that development is compatible with existing scenic, environmental and cultural resources, such as hillsides, stream courses, oak trees, vistas, historic buildings and structures.

E. To ensure that the development of individual properties contributes to the orderly development of the city as a whole.

WHEREAS, the City Council, Planning Commission, and Development Review Committee (DRC) have consistently required four-sided architecture on buildings located in highly visible areas, including those that are visible to the public from public roads, public vantage points, and other public areas.

WHEREAS, at its May 19, 2003 meeting, the DRC recommended that the Planning Commission establishment a written statement of policy on four-sided architecture so as to more effectively streamline the development and design review process and avoid the need for more than one DRC meeting on a development project.

WHEREAS, at its May 27, 2003 meeting, the Planning Commission reviewed and discussed the need for establishment of a written statement of policy.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby establish a written statement of policy, as follows:

Findings

1. Establishment of a written policy would provide City staff with the ability to require four-sided architecture as a condition of accepting an application as complete and as a prerequisite to the scheduling of a development project for DRC review and approval.
2. Establishment of a written policy would assist in more effectively streamlining the City's development and design review process and would be used as a means for avoiding the need for more than one DRC meeting on a development project.

Policy

3. Four-sided architecture is required for buildings located in highly visible areas, including those that are visible from public roads, vantage points, and other public areas.
4. Four-sided architecture is the defined as treating all four sides of a building as if each elevation were the building façade.

PASSED AND ADOPTED THIS 27th day of May, 2003 by the following Roll Call Vote:

AYES: Ferravanti, Flynn, Kemper, Steinbeck, Warnke, and Johnson
NOES: None
ABSTAIN: None
ABSENT: Calloway

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY