

RESOLUTION NO.: 03-057

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 03-007
(MITCHELL CULVER)
APN: 009-201-002

WHEREAS, Planned Development 03-007 has been filed by Ken Nagahara on behalf of Mitchell Culver for the construction of a 4,200 square foot two story building located at 724 Spring Street; and

WHEREAS, the proposed building would provide for commercial/retail use on the bottom floor and a residential/caretakers unit on the upper floor; and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District; and

WHEREAS, in conjunction with PD 03-007, Code Amendment 03-006 has been applied in order to provide for a zero setback for the building on Spring Street; and

WHEREAS, any approval of PD 03-007 would be subject to the City Council adopting the Ordinance approving Code Amendment 03-006; and

WHEREAS, the applicant is requesting to deviate from the Spring Street Master Plan by requesting the ability to install concrete in the parkway area rather than ground cover and shrubs; and

WHEREAS, the applicant would still provide for the necessary street trees and decorative grates, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 8, 2003 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
 - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 03-007, 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	Building Floor Plan
D	Building Elevations
E*	Color and Material Board

* Indicates that exhibit is on file in the Community Development Department.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. The approval of this development plan would allow for the construction of an approximate 4,200 square foot building which would provide for commercial/retail uses on the bottom floor and a residential/caretakers unit on the second floor. Approval of PD 03-007 is subject to the City Council approving Code Amendment 03-006.
4. The building would be allowed to have a total of 50 square feet of building mounted signage (1 square foot of signage is allowed for every linear foot the building frontage towards Spring Street). One 32 square foot monument sign would be permitted, the sign shall have a decorative structure and base and can be no higher than 6 feet high. All building signage shall be reviewed and approved by the Development Review Committee and receive the necessary building permits.
5. Any exterior light fixtures shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
6. The trash enclosure shall be constructed of stucco covered precision block to match the building (or other acceptable decorative masonry), and shall have metal view-obscuring gates.

ENGINEERING SITE SPECIFIC CONDITIONS:

7. The applicant will submit a final grading plan for the site prior to the issuance of a building permit.
8. This property may have been hooked up to Sewer and Water in the past. The applicant must show that these lines already exist or must install them to meet the City Policy stating that all sites must have water and sewer lines installed prior to the issuance of a building permit.
9. Prior to the issuance of a building permit, a driveway approach must be installed at the entrance to the alley on 8th Street per City Standards and Specifications (Dwg. B-6).
10. Prior to issuance of a grading permit, the applicant will need to dedicate additional right-of-way for public road purposes conforming to the Spring Street Development Plan. This

includes reconstruction with curb, gutter, sidewalk, pavement, parkway landscaping and/or streetlights The Spring Street Development Plan will also require street trees to be planted.

11. Transition to existing improvements shall be installed by the applicant in accordance to City Specifications and/or as directed by the City Engineer.
12. The applicant will be required to underground all existing utility services for the property frontage in the alley or enter into an agreement not to protest the formation of an assessment district for future utility undergrounding. Any new utility lines are required to be placed underground.

PASSED AND ADOPTED THIS 8th day of July 2003, by the following Roll Call Vote:

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

NOES: None

ABSENT: Ferravanti

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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