

RESOLUTION NO.: 03-100

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
GRANTING A MITIGATED NEGATIVE DECLARATION STATUS
FOR PLANNED DEVELOPMENT 01-028 AND CONDITIONAL USE PERMIT 01-022

(APPLICANT: VICTOR GHEZA)

WHEREAS, Planned Development 01-028 has been filed by EDA Design Professionals on behalf of Victor Gheza to construct a 104,204 square foot mini-storage facility with RV storage; and

WHEREAS, the subject site is located on the 3.7 acre “flag lot” located at 2501 Theatre Drive; and

WHEREAS, in conjunction with PD 01-028, Conditional Use Permit 01-022 has been filed in order to comply with Section 21.13.030 of the Zoning Code which requires that all C-2, PD-zoned properties in the Theatre Drive area be conditioned to require a Conditional Use Permit to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, an Initial Study was prepared for this project (and on file in the Community Development Department) which concludes and proposes that a Mitigated Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 9, 2003 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination; and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City of Paso Robles (prior to Planning Commission action on the Negative Declaration) that establishes obligation on the part of the property owner to mitigate potential future impacts as identified within the environmental document; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that there

would be a significant impact on the environment based on the attached Mitigation Agreement and its attached Mitigation Summary Table that are also described in the initial study and contained in the resolution approving PD 01-028 as site specific conditions summarized below.

| Topic of Mitigation | Condition # |
|-------------------------|-------------|
| Traffic and Circulation | 12, 13 |
| Biological (Oak Tree) | 19-25 |

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, to approve a Mitigated Negative Declaration for Planned Development 01-028 and Conditional Use Permit 01-022 in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 9th day of December, 2003 by the following roll call vote:

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

NOES: None

ABSENT: Calloway

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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