

RESOLUTION NO.: 04-056
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT 02-003
(East Village Shopping Center, Food 4 Less)

APN: 009-571-020

WHEREAS, an amendment to Planned Development 02-003 has been filed by Newlin Hastings on behalf of East Village Shopping Center LLC, to provide ingress and egress to southbound Creston Road from the East Village Shopping Center, and

WHEREAS, the East Village Shopping Center is located on the 9-acre site on the northeast corner of Creston Road and Sherwood Road, and

WHEREAS, the Planning Commission approved Planned Development 02-003 on August 13, 2002, and

WHEREAS, PD 02-003 would consist of the construction of an approximate 52,400 square foot Food 4 Less grocery store, an approximate 18,400 square foot Drug Store and approximately 20,000 square feet of other retail uses including fuel sales and an accessory car wash, and

WHEREAS, Creston Road is designated as an arterial roadway in the Circulation Element of the General Plan and improvements to Creston Road were required as a condition of approval of PD 02-003, and

WHEREAS, City Arterial Standard A-1 includes the provision for a landscape median in the center of the roadway and as such the median installed with the project precludes access to and from southbound Creston Road, and

WHEREAS, the modification to the median in Creston Road to allow access to and from southbound Creston Road will not affect the operational efficiency of Creston Road and may result in a net benefit to the operation of the Creston Road-Sherwood Road traffic signal, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 27, 2004, to consider to accept public testimony regarding this proposed PD Amendment, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de

Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed amendment of the Planned Development is consistent with the goals and policies established by the General Plan;
2. That the proposed amendment of the Planned Development is consistent with the zoning ordinance;
3. That the proposed amendment of the Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed amendment of the 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 amendment of the Planned Development accommodates the aesthetic quality of the City as a whole;
6. That the proposed amendment of the 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 amendment of the Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

PLANNING SITE SPECIFIC CONDITIONS:

1. This planned development amendment application will amend Site Specific Condition No. 16 to allow modification to the median in Creston Road to allow ingress and egress from both

existing driveways for the East Village Shopping Center to southbound Creston Road.

2. All other conditions within Resolutions 02-043, 02-044 and 02-045 for the East Village Shopping Center shall be abided by and stay in full effect.

PASSED AND ADOPTED THIS 27th day of April 2004, by the following Roll Call Vote:

AYES: Ferravanti; Johnson; Kemper; Hamon; Mattke; Steinbeck; Flynn

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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