

RESOLUTION NO.: 04-098

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
ADOPTING PLANNED DEVELOPMENT 04-003 FOR THE MAJCO INC. – BIG BRAND TIRE
(009-813-009)

WHEREAS, Planned Development 04-003 has been filed by North Coast Engineering on behalf of Majco, Inc., to construct to construct 13,840 square foot building where most of the building would be used for Big Brand Tire and approximately 4,100 square feet would be for tenant space; and

WHEREAS, The proposed development would be located on the 1.4 acre site located between Old South River Road and South River Road, just north of the PG&E substation; and

WHEREAS, The General Plan land uses designation is Community Commercial (CC) and the zoning is General Commercial, Planned Development (C1,PD); and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, at its August 24, 2004 meeting, the Planning Commission held a duly noticed public hearing on the Majco, Inc. Project, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefore; and

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

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since automotive repair type uses are not encouraged to be located in the downtown.
2. 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 the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
 - B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.

- C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
- D. The design and the density of the Project is compatible with the surrounding development and does not create a disharmonious or disruptive element to the neighborhood.
- E. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not 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 04-003, subject to the following conditions:

STANDARD CONDITIONS:

- 1. The Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.

PLANNING SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

- 2. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Title Sheet
C	Site Plan
D	Preliminary Landscape Plan
E	Exterior Elevations
F	Preliminary Grading Plan
G	Color and Materials Board (on file in the Community Development Dept.)

- 3. This Development Plan for PD 04-003 allows for development and operation of the 13,840 square foot building where most of the building would be used for Big Brand Tire and approximately 4,100 square feet would be for tenant space.
- 4. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 04-005 and Code Amendment 04-005 and related exhibits.
- 5. Exterior light fixtures including any building mounted or parking lot pole lights shall be fully shielded. Cut-sheets of the lights shall be submitted with the submittal of the construction plans for City review.

6. All signage shall be reviewed by a separate permit and be reviewed by the Development Review Committee and receive any building permits.
7. Any roof mounted equipment shall be fully screened with materials that match the building. Screening shall be shown on the construction drawings.
8. An additional trash enclosure should be located at the northern end of the site to be used by the future tenant spaces. The enclosure needs match the colors/materials as shown of the other enclosure.

ENGINEERING SITE SPECIFIC CONDITIONS:

9. In conjunction with the development of the street improvement plans, at the applicant's expense, an Arborist from the City's approved list shall be hired to review the plans to insure that the improvements are designed in a manner that would best protect the oak trees. With the submittal of the improvement plans, a letter from the arborist shall be provided acknowledging his review and acceptance of the plans.
10. Prior to the issuance of a Certificate of Occupancy for any building, the applicant shall supply a letter to the City from the project Arborist acknowledging that all oak tree mitigation measures have been completed in an acceptable manner. Prior to occupancy, the applicant shall complete improvements on South River Road in accordance with City Arterial Standard A-1 and plans approved by the City Engineer.
11. Prior to occupancy, the applicant shall realign and improve Old South River Road in accordance with plans approved by the City Engineer.
12. Prior to occupancy, the applicant shall provide street lights in accordance with City Standards and plans approved by the City Engineer.
13. Prior to occupancy, the applicant shall provide fire hydrants in accordance with City Standards and plans approved by the City Engineer and Emergency Services.
14. Prior to occupancy, the applicant shall relocate overhead utility lines adjacent to the property underground (with the exception of 70kv transmission lines).

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon
NOES: None
ABSENT: None
ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY