

RESOLUTION NO.: 05-0021

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT 99-028  
(PASO ROBLES YOUTH ARTS FOUNDATION)  
APN: 008-032-023

WHEREAS, a Development Plan has been filed by Ken Nagahara on behalf of the Paso Robles Youth Arts Foundation, for the development of a new 2,369 square foot expansion to the existing 7,600 square foot facility located at 3201 Spring Street; and

WHEREAS, at its February 22, 2005 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal including the proposed amendment to Planned Development 99-028; 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 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.
  - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.
  - D. 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 Amendment to Planned Development 99-028, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The Project shall comply with all conditions established for the original PD 99-028 as stated in Resolutions 00-013, 00-014 & 00-015.

**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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Grading & Drainage Plan
C	Floor Plan
D	Architectural Elevations

- 3. This Amendment to PD 98-028, allows for development and operation of the 2,369 square foot expansion to the existing 7,600 square foot Paso Robles Youth Arts Facility. No additional parking spaces are required for the expansion.
- 4. Prior to the installation of any exterior lights, cut-sheets shall be submitted for City Staff review and approval. The light fixtures shall be fully shielded units.

PASSED AND ADOPTED THIS 28<sup>th</sup> day of February, 2005 by the following Roll Call Vote:

AYES: Menath, Johnson, Mattke, Steinbeck, Flynn, Hamon, Holstine  
NOES: None  
ABSENT: None  
ABSTAIN: None

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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