

RESOLUTION NO: 05-0043
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
ADOPTING PLANNED DEVELOPMENT 05-005 FOR TARGET STORE
(009-841-039)

WHEREAS, Planned Development 05-005 has been filed by Pacific Land Services on behalf of the Target Corporation, to incorporate the existing garden center and outdoor storage area into the permanent building; and

WHEREAS, the Target Store is located at 2305 Theatre Drive; and

WHEREAS, at its May 24, 2005 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-005 and related applications; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15301 of the State's Guideines to Implement the California Environmental Quality Act (CEQA); 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 the Project will be creating office professional uses in the downtown area in a manner consistent with the adopted Economic Development Strategy.
2. The proposed incorporation of the existing outdoor garden center and outdoor storage area would not be an incremental increase in retail/storage square footage since it is currently being utilized for those uses and this project would only incorporate those areas into the permanent interior of the building.
3. 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 05-005, subject to the following conditions:

1. 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	Site Plan C-1
B	Site Plan C-2
C	Grading/Utility
D	Landscape Plan
E	Exterior Elevations

2. This Development Plan for PD 05-005 allows for the expansion of the existing Target building to incorporate the existing outdoor garden center and outdoor storage areas into the interior of the existing Target Building. The areas would be used for retail space and storage area consistent with the existing uses.
3. 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.

PASSED AND ADOPTED THIS 24th day of May, 2005 by the following Roll Call Vote:

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

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY