

RESOLUTION NO.: 05-0052

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 05-012
(ROBERT SHANNON)
APN: 025-421-008

WHEREAS, Tract 2594 has been filed by Wilson Land Surveys on behalf of Richard Shannon to construct a 48-lot commercial/light industrial subdivision on a 17.46 acre site, where the parcels would range in size from 8,400 to 34,000 square feet; and

WHEREAS, the site is located at 2965 Wallace Drive, at the terminus of Combine and Wallace; and

WHEREAS, the General Plan land use designation is Commercial Service (CS), the Zoning is C3, Commercial/Light Industrial; and

WHEREAS, the project is located within Sub Area E of the Borkey Area Specific Plan; and

WHEREAS, in conjunction with Tract 2594, Planned Development 05-012 has been submitted to establish the architectural guidelines for the development of the parcels, the applicant has applied for Tentative Tract Map 2594; and

WHEREAS, at its June 14, 2005 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-012 and related applications; 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, 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 Mitigated 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 the Project is a destination resort hotel with ancillary/related land uses consistent with the City's Economic Strategy.
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.
- f. The Project is consistent with the purpose and intent of the Borkey Area Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 05-012, subject to the following conditions:

STANDARD CONDITIONS:

- 1. The Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Tract 2594. In the event that either the tract or development plan is not approved, the approval of one plan does not automatically grant approval of the other.

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 | Architectural Site Plan |
| B1-B5 | Architectural Elevations |
| C-1, C-2 | Highway 46 Landscape Plan |
| D | Interior Landscape Plan |
| E | Color and Materials Board (on file in the Community Development Dept.) |

- 3. This Development Plan for PD 05-012, together with the application for Tentative Tract Map 2594, allows for the subdivision and development of a 48-lot Commercial/Light-Industrial for speculative development subject to standard and sight specific conditions of approval.

4. Prior to issuance of a Building Permit for each individual site, the applicant shall apply for a Major Site Plan Review where the following information will need to be provided for review and approval by the Development Review Committee. The Site Plan submittal shall include but not be limited to the following items:
 - a. Site Plan (see application guide for requirements for a site plan)
 - b. Architectural elevations
 - c. Landscaping Plan
 - d. Grading and Drainage Plan
 - e. Color and Materials Board
 - f. Fencing Plans
 - g. Exterior Light Cut-Sheets
5. Prior to or in conjunction with the recording of Tract 2594, a constructive notice shall be recorded against each parcel notifying future property owners that Planned Development 05-012 has been approved for the development which establishes architectural, landscape and site development standards.
6. Prior to or in conjunction with the recording of Tract 2594, a constructive notice shall be recorded against each parcel notifying future property owners that approved uses for each building will be based on adequate parking numbers as required by the Zoning Code at that time. There are many uses allowed in the C3 Zone; only uses that match the provided parking will be allowed.
7. A minimum 10-foot front landscape setback shall be required for buildings fronting on the street. A minimum 10-foot landscape setback shall be required for buildings side on to a street.
8. The lot sizes and building square footages for the Lots 8-12 are intended to be larger to provide more massing along Highway 46 East, therefore future development of these lots shall substantially comply with Exhibit A, Architectural Site Plan.
9. With the proposed development on each site, the architecture and site development shall be substantially compliant with Exhibits A-E attached to this resolution. The architecture of the buildings will need to be constructed of stucco walls and tile roofs and have four-sided architectural detailing as shown in the Exhibits.
10. Fencing for each lot shall comply with the following:
 - a. No fencing shall be installed within the 30-foot landscape easement;
 - b. Fencing along the street or along the 30-foot landscape easement (parallel along the northern side) shall be constructed to higher standards than chain link. Materials such as tubular steel, masonry, wrought iron and other quality materials as approved by the DRC;
 - c. Interior fencing can be chain link with slats;
11. Any outdoor storage shall be as an accessory to the on-site business and shall comply with the screening standards described in Section 21.21.110. Outdoor storage areas shall not back up to or be visible from Highway 46 East or any public street. Outdoor storage includes the storage of equipment and vehicles.

12. The development of Lots 10 and 14 shall be designed to stay out of the Critical Root Zone of the oak trees.

13. The following landscape areas shall be included in the City's Landscape and Lighting District:

- a. 30 foot landscape area adjacent to Highway 46 East;
- b. Open Space Easement on Lot 14;
- c. Parkway Landscaping.

14. The applicant shall mitigate their impact on the Highway 101-46 East intersection by depositing Development Impact Fees, at the time of building permits. The Development Impact Fee program will include the interim Highway 101-46 East project referenced in Caltrans letter dated 2-10-05.

PASSED AND ADOPTED THIS 14th day of June, 2005 by the following Roll Call Vote:

AYES: Johnson, Mattke, Menath, Steinbeck, Hamon, Holstine

NOES: None

ABSENT: Flynn

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY