

RESOLUTION NO.: 05-093
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 93010 AMENDMENT
(ESTRELLA WARBIRDS MUSEUM, INC.)

APN: 025-471-011

WHEREAS, Planned Development 93010 Amendment has been submitted by Chuck and Betty Miller on behalf of the Estrella Warbirds Museum, Inc., for the construction of a new 4,800 square foot building, and

WHEREAS, the project is located at 4251 Dry Creek Road, and

WHEREAS, the hanger would be an addition to the existing facility which includes three existing metal buildings, 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 Planned Development amendment is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development amendment is consistent with the zoning code;
3. That the proposed Planned Development amendment will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development amendment 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 Planned Development amendment accommodates the aesthetic quality of the city as a whole;

6. That the proposed Planned Development amendment 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 Planned Development amendment 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:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Data Sheet
B	Grading and Drainage Plan
C	Floor Plans
D	Architectural Elevations

*Large copies of plans are on file in the Community Development Department

2. The conditions of approval within Resolution 94-017 and 94-043 shall remain in full effect.
3. Prior to issuance of a building permit, the applicant will be required to enter into an agreement not to protest the formation of an assessment district to participate in the future realignment of Airport Road and improvement of its intersection with State Highway 46, and enter into an agreement in a form to be approved by the City Attorney to participate in the cost of a Project Study Report and related environmental documentation and studies. The level of participation shall be based on the site specific traffic generated.
4. Prior to issuance of a building permit, the applicant shall enter into an agreement not to protest the formation of an assessment district to participate in the future extension of sanitary sewer to the area.
5. Prior to the issuance of a building permit, the landscape plan shall be reviewed by the Development Review Committee.

6. Any exterior lighting shall be fully shielded. Light fixtures need to be reviewed by Planning Staff prior to installation.
7. Any new signage will need to be reviewed by the Development Review Committee (DRC).

PASSED AND ADOPTED THIS 11th day of October 2005, by the following Roll Call Vote:

AYES: Menath, Holstine, Johnson, Mattke, Flynn

NOES: None

ABSENT: Steinbeck, Hamon

ABSTAIN: None

VICE CHAIRMAN ERIC MATTKE

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:\darren\pd\PD93010Amendment\pdres.