

RESOLUTION NO.: 05-0114

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 05-018
(PASO ROBLES FORD)

APN: 025-421-004

WHEREAS, Planned Development 05-018 has been filed by Chatfield Construction on behalf of Paso Robles Ford to construct a 36,335 square foot new car dealership including automotive repair and service; and

WHEREAS, the project is located on the 3.9 acre site on the northwest corner of Wallace Drive and Oakwood Street; and

WHEREAS, the General Plan land use designation of the site is Commercial Service (CS), and the Zoning is C3 (Commercial/light-industrial); and

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

WHEREAS, in conjunction with PD 05-018, the applicant has submitted Conditional Use Permit 05-013 as required by Table 21.16.200 of the Zoning Code to provide for auto repair uses; and

WHEREAS, at its December 13, 2005 meeting, the Planning Commission held a duly noticed public hearing on the Paso Robles Ford Project, to accept public testimony on the proposal including Planned Development 05-018 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 Paso Robles Ford 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 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. Based on the project site being an infill site in an already established commercial/industrial area, the Project would not be disharmonious or disruptive to the surrounding area.
- E. The project is consistent with the purpose and intent of the Zoning Code and the Borkey Area Specific Plan, 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 05-018, 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 Conditional Use Permit 05-013.
- 2. 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.

- 3. 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	Cover Sheet
C	Preliminary Grading & Drainage Plan
D	Alternate Grading & Drainage
E	Architectural Site Plan

F	30-foot Landscape Buffer
G	First Floor Plan
H	Mezzanine Floor Plan
I	Exterior Elevations
J	Preliminary Landscape Plan
K	Alternate Landscape Plan including Wallace Drive area
L	Rendering – Front Entry
M	Rendering – Service Area
N	Rendering – South Side
O	Rendering – Site Plan
P	Color and Materials Board (on file in the Community Development Dept.)

4. This Development Plan for PD 05-018, together with the application for Conditional Use Permit 05-013 allows for development and operation of the 36,335 square foot new car dealership with auto repair and service facilities.

5. Prior to or in conjunction with the issuance of a Building Permit for the Paso Robles Ford project, the following plans shall be filed with the City for Development Review Committee review and approval:
 - a. The Final Development Plan submittal is to be accompanied by submittal of the detailed plans of: 1) the site landscaping and irrigation, including a detailed plan of the 30-foot landscape buffer along the southern edge of the site adjacent to Highway 46 East, 2) the signage program, 3) the precise grading and drainage plan.
 - b. The Final Plans and the accompanying detailed plans are to be in substantial conformance with Exhibits A through P, which Exhibits have been incorporated into this Resolution as per Site Specific Condition No. 4.
 - c. All accessory elements including but in no way limited to trash enclosures, mechanical screens, decorative paving, outdoor lighting, building mounted lighting, tables, chairs, benches, and wall/fences shall be consistent with the architectural theme established for the Project as shown on the Exhibits A through P.
 - d. All roll doors on south side elevation shall be grid-type as shown in the Rendering (Exhibit N)

6. Prior to issuance of a grading permit, the following notes shall be added to the plans:
 - a. The site grading is to be in substantial conformance with the graphic representation and site sections provided.
 - b. Disturbed areas will be replanted with appropriate ground cover and/or erosion control mix immediately following grading so as to stabilize the site and prevent erosion. Other erosion control measures (such as siltation fences, mulching and hydro seeding) may be required by the City as part of the Conditions attached to the grading permit.

- c. All existing Oak trees located on the project site shall be protected and preserved as required in City's Oak Tree Preservation Ordinance No. 835 N.S, as codified in Chapter 10.01 - Oak Tree Preservation of the Municipal Code, unless specifically authorized by the City Council to be removed.
 - d. If, during site preparation, archeological resources are discovered, all work in the area shall stop and the Planning Division shall be notified. An assessment, including specific mitigation measures, shall be prepared by a qualified individual/consultant, at the applicant's expense, and submitted to the City for review and approval. The recommended mitigation measures shall be followed prior to resuming work in the area.
 - e. The foundations and structural design of the buildings shall be consistent with the Uniform Building Code in order to address potential exposure to soils/geologic conditions and seismic hazards.
- 7. No underground or above ground storage of hazardous materials shall be allowed on-site without first obtaining City approval. (This provision is not intended to prevent small containers of fuel or maintenance chemicals normally associated with commercial lodging and/or landscape maintenance).
 - 8. All existing and new overhead utilities shall be placed underground.
 - 9. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, etc.).
 - 10. The Applicant shall use non-reflective materials on rooftops and where reflection would cause a hazard to aircraft.
 - 11. Electro-magnetic transmissions shall not be permitted which would interfere with operation of aircraft.
 - 12. Building mounted signage shall comply with the Sign Ordinance and be submitted for review by the DRC as well as apply for the necessary building permits.
 - 13. At the time that Wallace Drive is abandon shall install improve the site as indicated in Exhibit D and K including the installation of the 30-foot landscape buffer.

ENGINEERING SITE SPECIFIC CONDITIONS:

- 14. Oakwood Street shall be improved with new curb, gutter and sidewalk adjacent to the frontage of the property.
- 15. Prior to issuance of a building permit, the applicant shall submit a plan for the treatment of Wallace Drive after its closure to Golden Hill Road, and shall enter into an agreement with the City to implement the plan when Wallace Drive is closed.

16. An 8-inch sewer main shall be extended to the project from Golden Hill Road in accordance with plans approved by the City Engineer.
17. The applicant shall participate in an area-wide storm drain designed to mitigate the impacts of development on downstream properties. Borkey Specific plan fees for drainage will be waived in lieu of participation in the area-wide storm drain.
18. The applicant shall provide measures to improve the quality of storm water run-off prior to discharge into a storm drain system.
19. Prior to grading, the applicant shall abandon all existing wells on the property in accordance with the standards and requirements of the County Health Department and the City Municipal Code.
20. Prior to grading, the applicant shall abandon any existing septic systems on the property in accordance with the standards and requirements of the County Health Department and the City Municipal Code.

AIR POLLUTION CONDITIONS:

21. The project shall comply with the conditions requested by the Air Pollution Control District

The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

AQ-1. Reduce the amount of the disturbed area where possible.

AQ-2 Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.

AQ-3. All dirt stockpile areas should be sprayed daily as needed.

AQ-4. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-5 Prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.

TRAFFIC RELATED MITIGATIONS:

22. To reduce project traffic impacts to a level considered less than significant for forecast near-term with project without Tractor Street extension conditions the following mitigation

measures are recommended (from the Traffic Analysis by RBF Consulting, dated October 12, 2005):

T-1 - U.S. 101 NB Ramps/SR-46 –The project applicant shall make a fair share contribution to widen the westbound SR-46 approach from one through lane and one shared through/right-turn lane to consist of two through lanes and one shared through/right-turn lane. Restripe the northbound approach from one left-turn lane and one shared through/right-turn lane to consist of one shared left-turn/through/right-turn lane and one right-turn lane. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant’s fair share contribution would be 1.4 percent of the mitigation measure costs.

T-2 - Golden Hill Road/SR-46 – The project applicant shall make a fair share contribution to widen the northbound Golden Hill Road approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. The project applicant shall make a fair share contribution to widen the southbound Golden Hill Road approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant’s fair share contribution would be 2.2 percent of the mitigation measure costs.

T-3 - Union Road/SR-46 – As a temporary mitigation measure, prior to the closure of the Union Road/SR-46 intersection as identified in the City of Paso Robles General Plan Circulation Element, prohibit northbound and southbound through and left-turn movements. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant’s fair share contribution would be 0.2 percent of the mitigation measure costs.

T-4 - Airport Road/SR-46 – The project applicant shall make a fair share contribution to widen the northbound Airport Road approach from one left-turn lane, one through lane, and one right-turn lane to consist of two left-turn lanes, one through lane and one right-turn lane. Modify the eastbound approach from one left-turn lane, one through lane and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant’s fair share contribution would be 0.1 percent of the mitigation measure costs.

To reduce project traffic impacts to a level considered less than significant for forecast near-term with project with Tractor Street extension conditions, the same mitigation measures identified for forecast near-term with project without Tractor Street extension conditions are recommended.

To eliminate the forecast near-term with project conditions State Highway study intersection significant impacts, the following mitigation measures are recommended:

T-5 - U.S. 101 SB Ramps/SR-46 – The project applicant shall make a fair share contribution to widen the westbound SR-46 approach from two through lanes and one left-turn lane to consist of two through lanes and two left-turn lanes. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the

project applicant's fair share contribution would be 1.1 percent of the mitigation measure costs.

T-6 - U.S. 101 NB Ramps/SR-46 – The project applicant shall make a fair share contribution to widen the westbound SR-46 approach from one through lane and one shared through/right-turn lane to consist of two through lanes and one shared through/right-turn lane. Widen the northbound approach from one left-turn lane and one shared through/right-

turn lane to consist of one left-turn lane, one shared through/right-turn lane, and one right-turn lane. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant's fair share contribution would be 1.4 percent of the mitigation measure costs.

T-7 - Golden Hill Road/SR-46 – The project applicant shall make a fair share contribution to widen the northbound Golden Hill Road approach from one shared left-turn/through/right-turn lane to consist of two left-turn lanes, one through lane and one right-turn lane. The project applicant shall make a fair share contribution to widen the southbound Golden Hill Road approach from one shared left-turn/through/right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant's fair share contribution would be 2.2 percent of the mitigation measure costs.

T-8 - Union Road/SR-46 – Close intersection, consistent with the City of Paso Robles General Plan Circulation Element. Diversion of traffic is to either the Golden Hill Road/SR-46 intersection on the west or the Airport Road/SR-46 intersection on the east. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant's fair share contribution would be 0.2 percent of the mitigation measure costs.

T-9 - Airport Road/SR-46 – The project applicant shall make a fair share contribution to widen the northbound Airport Road approach from one left-turn lane, one through lane, and one right-turn lane to consist of two left-turn lanes, one through lane and one right-turn lane. Modify the eastbound approach from one left-turn lane, one through lane and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one free right-turn lane. Modify the southbound approach from one left-turn lane, one through lane and

one right-turn lane to consist of one left-turn lane, one through lane and one free right-turn lane. Based on the ratio of proposed project trips to total forecast near-term with project trips at the intersection, the project applicant's fair share contribution would be 0.1 percent of the mitigation measure costs.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

23. Prior to the start of construction information shall be submitted to the Fire Department showing the required fire flows can be provided to meet all demands.

PASSED AND ADOPTED THIS 13th day of December, 2005 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY