

RESOLUTION NO.: 05-0054

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
ADOPTING MITIGATED NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 05-007, REZONE 05-002,
CONDITIONAL USE PERMIT 05-004 AND TENTATIVE TRACT MAP 2745
FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF OAK HILL ROAD
AND OLD SOUTH RIVER ROAD; APNs : 009-814-020 AND -021**

APPLICANTS – HALFERTY/DEBEIKES JOINT VENTURE

WHEREAS, Planned Development 05-007, Rezone 05-002, Conditional Use Permit 05-004 and Tentative Tract Map 2745 has been filed by Halferty/DeBeikes Joint Venture; and

WHEREAS, Planned Development 05-007, Rezone 05-002, Conditional Use Permit 05-004 and Tentative Tract Map 2745 is an application to develop several uses including 7,800 s.f. of retail/restaurant uses; 9,623 s.f. offices; 28 multi-family units/condos; 7,000 s.f. church and 7,000 s.f. fellowship hall/office; and

WHEREAS, the project is consistent with the General Plan land use designation RC-MU (Regional Commercial Mixed-Use) and the Zoning Ordinance district which is RC-MU (Regional Commercial Mixed-Use), with the inclusion of the zoning ordinance amendment to add churches to the list of conditionally permitted uses in the RC zoning district; 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 and a Draft Mitigated Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, no public comments or responses were received in regard to the Draft Mitigated Negative Declaration and Initial Study; and

WHEREAS, Public Notice of the proposed Draft Mitigated Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 28, 2005 to consider the Initial Study, the proposed Mitigated Negative Declaration prepared for the proposed project, and to accept public testimony on the applications and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project with mitigation measures incorporated as provided in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Mitigated Negative Declaration for Planned

Development 05-007, Rezone 05-002, Conditional Use Permit 05-004 and Tentative Tract Map 2745 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 28th day of June, 2005, by the following roll call vote:

AYES: Commissioners – Flynn, Holstine, Hamon, Johnson, Menath, and Chair Steinbeck

NOES: Commissioners – None

ABSENT: Commissioner –Mattke

ABSTAIN: Commissioners – None



CHAIRMAN ED STEINBECK

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

Air Quality Mitigation Measures

MM1 The applicant shall mitigate air quality impacts resulting from operational Impacts by incorporating the following mitigation measures into this project:

Standard Mitigation Measures (Include all standard mitigation measures below)

- Provide on-site bicycle parking. One bicycle parking space for every 10 car parking spaces is considered appropriate.
- Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double pane windows, using efficient interior lighting, etc.).
- Provide two on-site information kiosks with information on the 3 nearest transit stops and the Rideshare program.

Energy Efficiency Measures

- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Use low energy parking lot and street lights (e.g. sodium).
- Install door sweeps or weather stripping if more energy efficient doors and windows are not available.