

RESOLUTION NO.: 06-0016
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 94007 AMENDMENT
(GRAVES)
APN: 025-471-04 & 05

WHEREAS, Planned Development 94007 Amendment was submitted by David Main, AIA on behalf of Graves Family Trust, to construct a 5,899 square foot office building and an 8,025 square foot aircraft hanger; and

WHEREAS, the project is located at 4301 Secondwind Way, and

WHEREAS, the existing General Plan Land Use designation is Business Park (BP), and the existing zoning is AP,PD (Airport, Planned Development Overlay);and

WHEREAS, Planned Development 94007 was originally approved by the Planning Commission for the Second Wind business on January 23, 1995, the approval allowed the development of the existing office and warehouses, as well as one 2,400 square foot aircraft hanger, which has been constructed; and

WHEREAS, the Planning Commission approved an amendment to PD 94007 to add a second 3,220 square foot hanger, that hanger has also been constructed; and

WHEREAS, the amendment being proposed at this time would add a second office building and the construction of a third aircraft hanger on the site; 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 and Airport Land Use Plan;
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 | Preliminary Site Plan |
| B | Floor Plan |
| C | Elevations |
| D | Grading and Drainage Plan |
| E | Preliminary Landscape Plan |

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

2. The conditions of approval within Resolution 95-001, 95-002 and 04-065 shall remain in full effect.
3. Prior to the issuance of a building permit for the hanger, architectural plans need to be reviewed by the Development Review Committee (DRC). The architecture of the hanger will need to be consistent with the existing warehouses and hangers.
4. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City's Development Impact Fees.
5. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
6. 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.

7. The applicant shall enter into an agreement to participate in an assessment district or other financing program to pay their share of improvements to Dry Creek Road.
8. 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.
9. Prior to issuance of grading permits, the applicant shall provide plans for the treatment of storm water leaving the site.
10. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
11. No exterior materials shall be reflective.
12. No electromagnetic emissions which will interfere with aircraft/airport operations shall be permitted.
13. Exterior lighting shall be aimed downward and shielded from over-flying aircraft.
14. Prior to the occupancy of the aircraft hanger, the applicant shall design and construct the north-south taxiway connection out to Taxiway F in accordance with minimum FAA Standards applicable for the minimum size aircraft using the taxiway. The final design for the taxiway shall be reviewed and approved by the Airport Manager. The applicant can coordinate taxiway improvements with others that will utilize the same taxiway.
15. Provide fire sprinkler systems for residential, commercial and industrial buildings.
16. Provide secondary emergency vehicle access sufficient to support the City's fire apparatus (HS-20 Truck Loading). Secondary vehicle access to be at least twenty (20) feet wide with no less than thirteen feet, six inches vertical clearance. All secondary emergency access surfaces shall provide all weather driving capabilities and conform to the requirements of City Zoning Codes.
17. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
18. A directory or annunciator panel shall be installed at all vehicle entrance areas indicating building locations and numbers.
19. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing

for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.

20. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
21. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
22. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
23. Provisions shall be made to update the Fire Department Run Book.

PASSED AND ADOPTED THIS 14th day of February 2006, by the following Roll Call Vote:

AYES: Steinbeck, Flynn, Holstine, Menath, Hamon, Withers

NOES: None

ABSENT: Mattke

ABSTAIN: None

CHAIRMAN JOHN HAMON

ATTEST:

JOHN FALKENSTIEN, PLANNING COMMISSION SECRETARY

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