

RESOLUTION NO.: 06-029

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 97-013 AMENDMENT  
(ERSKINE)  
APN: 025-431-022, 041 & 025-421-48, 49 & 50

WHEREAS, Tract 2778 has been filed by McCarthy Engineering on behalf of Tom Erskine to subdivide a 47-acre property into 20 lots ranging in size from 1-acre to 3-acre parcels, for business park development; and

WHEREAS, Tract 2778 is located at the eastern end of Wisteria Lane; and

WHEREAS, in conjunction with the Tract 2778, Planned Development 97-013 Amendment has been submitted to establish development standards for the business park; and

WHEREAS, at its April 25, 2006 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 97-013 Amendment 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 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 97-013 Amendment, 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 2778. 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	Resolution 98-002, PD 97-013
B	City of Paso Robles Commercial & Industrial Guidelines

- 3. This Development Plan for PD 97-013, together with the application for Tentative Tract Map 2778, allows for the subdivision of a 20-lot, commercial/light-Industrial for speculative development subject to standard and sight specific conditions of approval. The Tract would be developed in two phases. Phase I would be Lots 1-8 and Phase II would be lots 9-20.
- 4. All conditions within Resolution 98-002, approving PD 97-013 shall be complied with and remain in full effect.
- 5. Future development of each parcel in both Phases I and II shall be subject to the PD approval process and comply with the City's Commercial/Industrial Guidelines. The Guidelines are attached to this resolution as Exhibit B.
- 6. Prior to or in conjunction with the recording of Tract 2778, a constructive notice shall be recorded against each parcel notifying future property owners that Planned Development 97-013 Amendment has been approved for the development which establishes architectural, landscape and site development standards. Each development on each lot will be required to go through

the Development Plan (PD) process with the City, which requires final review and approval of the project by the Planning Commission via a public hearing.

7. With the development of each lot, the designer shall refer to the City's Commercial & Industrial Guidelines when designing the project (See Exhibit B to this resolution). The Planning Commission will be making their recommendations based on whether the Guidelines have been adequately followed or not.

PASSED AND ADOPTED THIS 25<sup>th</sup> day of April, 2006 by the following Roll Call Vote:

AYES: Steinbeck, Menath, Holstine, Withers, Hamon

NOES: None

ABSENT: Flynn

ABSTAIN: None

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY