

RESOLUTION NO.: 06-0084

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 05-016  
(AIRPORT RD. BUSINESS PARK - MONDO)  
APN: 025-431-031

WHEREAS, Tract 2772 has been filed by McCarthy Engineering on behalf of Airport Road Business Park, LLC – Doug Mondo, to subdivide a 39-acre property into 36 lots ranging in size from .25-acre to 7-acre parcels, for business park development; and

WHEREAS, Tract 2772 is located on the southwest corner of Airport Road and Dry Creek Road; and

WHEREAS, in conjunction with the Tract 2772, Planned Development 05-016 has been submitted to establish development standards for the business park; and

WHEREAS, at its October 10, 2006 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-016 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 Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is not in the downtown area would typically not have uses that would be found in the downtown area.
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, by providing the opportunity for clean, attractive businesses to be located in the Business Park/Planned Industrial designated areas 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 preservation of all oak trees on site.

- 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 conditions within the resolution along with the applicant's Development Design Guidelines (Exhibit D).
- 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 05-016, 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 2772. 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:

| EXHIBIT | DESCRIPTION                                      |
|---------|--|
| A       | Tentative Tract Map/Site Plan                    |
| B       | Conceptual Architectural Site Plan for Lots 2-10 |
| C       | Conceptual Typical Landscape Plans for Lots 2-10 |
| D       | Development Design Guidelines                    |

3. This Development Plan for PD 05-016, together with the application for Tentative Tract Map 2772, allows for the subdivision and development of a 36-lot Business Park. The future development of each parcel will need to be reviewed by the Planning Commission via a Development Plan (PD). Please note that Exhibits B and C listed above are conceptual plans proposed by the Applicant, these conceptual plans may need to be changed as a result of going through the PD process.

4. Prior to issuance of a Building Permit for each individual site, the applicant shall apply for a Major Site Plan Review where the following information will need to be provided for review and approval by the Development Review Committee. The Site Plan submittal shall include but not be limited to the following items:
  - a. Site Plan (see application guide for requirements for a site plan)
  - b. Architectural elevations
  - c. Landscaping Plan
  - d. Grading and Drainage Plan
  - e. Color and Materials Board
  - f. Fencing Plans
  - g. Exterior Light Cut-Sheets
5. Prior to or in conjunction with the recording of Tract 2772, a constructive notice shall be recorded against each parcel notifying future property owners that Planned Development 05-016 has been approved for the development which establishes architectural, landscape and site development standards.
6. Prior to the recordation of the final map, the following details/plans shall be submitted for review by the DRC:
  - a. Master fencing plan for the business park which indicates the various fencing/decorative wall types that will be used throughout the business park.
  - b. Typical Landscape Plan for a interior lot and a corner lot.
  - c. Parkways and median landscape plan for Dry Creek Road.
7. Any outdoor storage shall be as an accessory to the on-site business and shall comply with the screening standards described in Section 21.21.110. Outdoor storage areas shall not back up to or be visible from Dry Creek Road or Airport Road.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of October, 2006 by the following Roll Call Vote:

AYES: Johnson, Steinbeck, Holstine, Flynn, Withers, Hamon  
NOES: None  
ABSENT: Menath  
ABSTAIN: None

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY