

RESOLUTION NO.: 07-0020

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 05-019
(PANKEY OFFICE BUILDING)

APN: 009-037-012

WHEREAS, Planned Development 05-019 has been filed by Pults & Associates on behalf of Theatre Drive SS Partners LLC – Kimo Pankey, to construct a new 14,395 square foot two-story retail/office building; and

WHEREAS, the project is located at 1446 Spring Street, the southeast corner of Spring Street and 15th Street; and

WHEREAS, the General Plan land use designation of the site is Commercial Service (CS), and the Zoning is C1-PD (General Commercial, Office Professional Overlay); and

WHEREAS, the site is also located in the Mixed-Use Overlay district; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, at its February 13, 2007 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-019 and related applications; 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, by providing investment into the downtown as well as providing professional office space in the downtown.
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. Rather, the PD for the Project implements the City’s goals as expressed in its General Plan and its Economic Strategy.
- 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.
- D. The Project is consistent with the purpose and intent of the Planned Development Chapter 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 05-019, subject to the following conditions:

PLANNING CONDITIONS:

- 1. 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	Title Sheet
B	Site Plan
C	Floor Plans
D	Floor Plans
E	Elevations
F	Sections
G	Roof Plan
H	Perspectives
I	Color and Materials Board (on file in the Community Development Dept.)

- 2. This Development Plan for PD 05-019, allows for development and operation of the 14,395 square foot building consisting of retail/office uses (See Project Summary on Project Title Sheet – Exhibit A).
- 3. This project approval shall expire on February 13, 2009 unless a time extension request is filed with the Community Development Department prior to expiration.
- 4. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.

5. Prior to the issuance of a building permit, the applicant shall pay in-lieu fees for 36 spaces at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
6. The applicant shall submit a sign program that shall be reviewed by the DRC. The applicant shall obtain required building permits for the signs prior to installation.
7. Prior to the issuance of a building permit, the applicant shall work with Planning Staff and Emergency Services Staff to develop an address plan for the project.
8. All roof mounted equipment shall be fully screened.

ENGINEERING SITE SPECIFIC CONDITIONS:

9. Prior to occupancy, the applicant shall construct street improvements on Spring Street and 15th Street in accordance with plans approved by the City Engineer.
10. The applicant shall extend an 8-inch water main from Park Street to Spring Street and shall install a fire hydrant at the intersection of Spring and 15th Streets to the satisfaction of the City Engineer.
11. Prior to building permit, the applicant shall verify that the existing sewer line in the alley is adequate to serve the project. If the existing sewer line is not adequate, the applicant shall provide alternative plans for sewer service.
12. Prior to occupancy, the applicant shall improve the alley along the east side of the project from 15th Street to the southerly project boundary. Alley improvements shall be constructed in accordance with City Standard A-17. The alley approach at 15th Street shall be constructed per City Standard B-6.
13. All utilities to the project shall be placed underground. Prior to occupancy, the applicant shall enter into an agreement not to protest the formation of an assessment district to relocate all utility lines in the block underground.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

14. Provide fire sprinkler systems for residential, commercial, and industrial buildings.
15. Upgrade existing fire hydrants to the specifications determined by the City Engineer.
16. 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.
17. 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.
18. Prior to construction, water system including hydrants must be tested and accepted.

19. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.

20. Provisions shall be made to update Emergency Service's Run Book.

PASSED AND ADOPTED THIS 13th day of February, 2007 by the following Roll Call Vote:

AYES: Johnson, Menath, Steinbeck, Holstine, Withers, Treach, Flynn

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/PankeyOfficePDRes