

RESOLUTION NO.: 08-023

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 05-016 AMENDMENT
(AIRPORT RD. BUSINESS PARK - MONDO)
APN: 025-435-013 & 014

WHEREAS, on October 10, 2006 the Planning Commission adopted Resolution 06-0084 approving PD 05-016 in conjunction with Tentative Tract 2772, creating the Airport Business Park; and

WHEREAS, the Airport Business Park consists of 36 lots to be developed as a business park; and

WHEREAS, the Airport Road Business Park, is located on the southwest corner of Airport Road and Dry Creek Road; and

WHEREAS, Tentative Parcel Map PR 07-0296 has been filed by McCarthy Engineering on behalf of Dry Creek Partners, LLC – Doug Mondo, to subdivide an approximate 30-acre site into 3 lots and 1 remainder lot; and

WHEREAS, the proposed parcel map proposes to subdivide property adjacent to the Airport Business Park; and

WHEREAS, in conjunction with PR 07-0296, an amendment to Planned Development 05-016 has been submitted to establish development standards for the three parcels to insure consistency with the Airport Road Business Park; and

WHEREAS, with this amendment to PD 05-016 it is requested that the Planning Commission also amend the language in Conditions No. 3 & 4 of Resolution 06-0084 related to the development review process of each lot, since the two conditions conflict; and

WHEREAS, Condition No. 3 suggests that the development of each site would be required to be reviewed by the Planning Commission through the planned development (PD) process; and

WHEREAS, Condition No. 4 suggests that the development of each site could be reviewed by the Development Review Committee (DRC) as long as it was consistent with the Design Guidelines and exhibits adopted with PD 05-016; and

WHEREAS, it would seem reasonable that the future development of each site could be reviewed and approved by the DRC as long as the proposed project was consistent with the Guidelines and exhibits of PD 05-016; and

WHEREAS, at its April 22, 2008 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including amendment to 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 and 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 an amendment to 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 Tentative Parcel Map PR 07-0296. 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. This Development Plan for PD 05-016, together with the application for Tentative Parcel Map 07-0296, allows for the subdivision of the 30-acre parcel into 3 parcels totaling approximately 2-acres and 1 remainder lot of approximately 30-acres in size.
- 3. This Development Plan for PD 05-016, together with Tentative Tract Map 2772 and Tentative Parcel Map PR 07-0296, allows for the subdivision and development of a 39-lot Business park.
- 4. This resolution shall replace Resolution 06-0084, since it incorporates the three new lots created by PR 07-0296 and amends previous conditions No. 3 & 4, of Resolution 06-0084 which had conflicting language related to the development review process of each parcel.
- 5. 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-1	Tentative Tract 2772 Map/Site Plan
A-2	Tentative Parcel Map PR 07-0296
B	Conceptual Architectural Site Plan for Lots 2-10
C	Conceptual Typical Landscape Plans for Lots 2-10
D	Development Design Guidelines

- 6. 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 shall be consistent with the Design Guidelines established for the Business Park. The 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
- 7. Prior to or in conjunction with the recording of Tract 2772 & PR 07-0296, 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.
- 8. 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.
9. 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.
10. No development entitlement is approved for the 30-acre remainder parcel of PR 07-0296. Prior to development of that parcel an development plan (PD) application will need to be submitted to the City and go through the development process. A separate environmental review will need to be prepared for the remainder parcel as well.

PASSED AND ADOPTED THIS 22nd day of April, 2008 by the following Roll Call Vote:

AYES: Peterson, Flynn, Holstine, Johnson, Treach, Steinbeck

NOES: None

ABSENT: Hodgkin

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY