

RESOLUTION NO: 13-013

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 06-012
2975 UNION ROAD
(PR ATHLETIC CLUB)
APNs: 025-371-019

WHEREAS, the project is located at 2975 Union Road; and

WHEREAS, the proposed project would be built in two phases where Phase I includes constructing the new 2-story fitness building and associated parking lot, and Phase II would be the construction of the restaurant/sports bar; and

WHEREAS, the General Plan designation for this site is Commercial Service (CS) and is zoned Commerical/Light-Industrial (C3); and

WHEREAS, Section 21.23B.030(5a), of the Zoning Code require constructing buildings that total over 10,000 square feet go through the development plan (PD) review process; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 27, 2013, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, based on compliance with the following conditions, this application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA):

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The sports facility is a permitted use in the C3 zoning district, and also conforms to the CS (Commercial Service) land use designation.
- b. *The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.* The site is within City limits, and the developable area of the project is less than 5 acres.
- c. *The project site has no value as habitat for endangered, rare or threatened species.* Kit Fox habitat will be addressed with the payment of in-lieu fees.
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* There are no significant effects anticipated to traffic, noise, air quality, or water quality based on the sports club activities being relatively low trip generators as opposed to other commercial type uses i.e. retail commercial and hotel etc.
- e. *The site can be adequately served by all required utilities and public services.* The proposed expansion would utilize existing utilities and expand on the existing septic system, except for the Phase II restaurant which will require tying in to the City sewer.

and;

4. All storage of vehicles waiting for parts or to be worked on shall be stored within the building during the time that repair shop is not open for business. There shall be no outdoor storage of parts or materials. All repair work shall be constructed within the building.
5. Prior to the issuance of a Business License, any tenant improvements required to bring the building up to Code related to the repair shop use shall be completed.
6. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
7. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
8. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.


PASSED AND ADOPTED THIS 27th day of August, 2013 by the following Roll Call Vote:

AYES: Garcia, Barth, Rollins, Nash, Vanderlip

NOES: None

ABSENT: Holstine

ABSTAIN: Gregory



VINCE VANDERLIP, CHAIRMAN

ATTEST:



ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION