

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*
SUBJECT: PERMISSION TO FILE DEVELOPMENT APPLICATIONS
IN ADVANCE OF COMPLETION OF THE AIRPORT SPECIFIC PLAN
(BLOCK GRAPHICS)

DATE: JULY 6, 1999

Needs: For the City Council to consider granting permission for Block Graphics to file development related applications regarding properties that lie within the Airport Specific Plan designation area.

- Facts:
1. The City's General Plan calls for preparation of a specific plan prior to development of certain properties (Airport Specific Plan Area).
 2. The purpose of waiting for completion of the Airport Specific Plan is to ensure that the development of properties that could be impacted by the Airport (or, conversely, whose development could adversely impact present or future operations of the Airport) are developed in such a manner so as to minimize impacts on or by the Paso Robles Municipal Airport.
 3. It is the policy of the City of Paso Robles to withhold discretionary development approvals until completion of the Airport Specific Plan, except that the City Council may consider requests and permit development applications to be filed in advance of the Airport Specific Plan if findings of anticipated consistency can be made.
 4. Block Graphics has a development proposal that is needing permission to file for a Planned Development / related actions. The City-owned property is an approximate 5 acre property that lies northwest of the intersection of Dry Creek Road and Cloud Way within the Airport, Planned Development (AP,PD) Zone.

Analysis
and
Conclusion:

The City's General Plan and Economic Development Strategy seek to provide a balanced community. Industrial development is essential to that balance.

Subject to appropriate conditions of approval, development of the subject property would seem to be consistent with the Zoning and General Plan, and would not be inconsistent with discussions regarding appropriate land uses for the Airport Specific Plan Area.

Policy
Reference: General Plan, Zoning Code, Economic Development Strategy

Fiscal
Impact: The development should be fiscally favorable to the City.

- Options:
- a. That the City Council adopt the attached Resolution, providing permission for Block Graphics to file the necessary development applications within the Airport Specific Plan Area;
 - b. Amend, modify, or reject Option a.

Attachments: Proposed Site Plan
Draft Resolution Permitting Development Applications

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RESOLUTION NO:___

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING PERMISSION TO FILE DEVELOPMENT APPLICATIONS
IN ADVANCE OF PREPARING AIRPORT SPECIFIC PLAN
(BLOCK GRAPHICS)

WHEREAS, the City's General Plan calls for preparation of a specific plan for prior to development of certain properties (Airport Specific Plan Area); and

WHEREAS, the purpose of waiting for completion of the Airport Specific Plan is to ensure that the development of properties that could be impacted by the Airport (or, conversely, whose development could adversely impact present or future operations of the Airport) are developed in such a manner so as to minimize impacts on or by the Paso Robles Municipal Airport; and

WHEREAS, it is the policy of the City of Paso Robles to withhold discretionary development approvals until completion of the Airport Specific Plan, except that the City council may consider requests and permit development applications to be filed in advance of the Airport Specific Plan if findings of anticipated consistency can be made; and

WHEREAS, Pacific Management & Development, representing Block Graphics, has filed a request for the property owners to be permitted to file for a Planned Development and related actions leading toward the further development and use of their leasehold property on the south side of the Municipal Airport; and

WHEREAS, the request to proceed with filing of development related applications was considered by the City Council on July 6, 1999; and

WHEREAS, subject to appropriate conditions of approval, development of commercial land uses would be consistent with the Zoning and General Plan designations for the subject property and would not be inconsistent with discussions regarding appropriate land uses for the Airport Specific Plan Area.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of El Paso de Robles that Block Graphics is hereby authorized to file development applications relative to the subject property in advance of preparation of the Airport Area Specific Plan.

PASSED AND ADOPTED THIS 6th day of July, 1999 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

MAYOR DUANE PICANCO

DENNIS FANSLER, CITY CLERK

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