

RESOLUTION NO.: 07-0019

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 06-001
(LEKAI OFFICE BUILDING)
APN: 009-093-038

WHEREAS, Planned Development 06-001 has been filed by Andre Lekai to construct a 2,350 square foot second story addition to the existing one-story building located ad 612-12th Street; and

WHEREAS, the General Plan land use designation of the site is Commercial Service (CS), and the Zoning is C1-PD (General Commercial, Planned Development Overlay); 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 06-001 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 to provide professional office uses in the downtown area.
 - B. The Project maintains and enhances the significant natural resources on the site.
 - 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 06-001, 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	Site Plan/Elevations
B	Color and Materials Board (on file in the Community Development Dept.)

2. This Development Plan for PD 06-001 allows for development of a 2,350 square foot expansion for the existing 1,028 square foot office building.
3. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.
4. Prior to the issuance of a building permit, the applicant shall pay in-lieu fees for 6 spaces, at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
5. Any building signage shall be reviewed by the DRC and receive any necessary building permits prior to installation.
6. 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.
7. All roof mounted equipment shall be fully screened.

ENGINEERING SITE SPECIFIC CONDITIONS:

8. Prior to occupancy, the applicant shall repair street improvements on 12th Street at the direction of the City Engineer.
9. Prior to building with combustible materials, the applicant shall install a fire hydrant near the frontage of the project on 12th Street.
10. 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:

11. 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.

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

13. 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, Flynn, Treach

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/LekaiOfficePDRes