

RESOLUTION NO. 07-0043

**A RESOLUTION OF
THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL OF THE 4TH STREET MASTER PLAN
TO THE CITY COUNCIL FOR PROPERTY LOCATED AT
4TH, SPRING AND PINE STREETS
APNS: 009-291-008 THROUGH -018, AND 009-261-002 AND -003
APPLICANT – PACIFIC MANAGEMENT DEVELOPMENT CORPORATION
MISCELLANEOUS 07-001**

WHEREAS, a Master Development Plan has been proposed by Pacific Management Development Corporation; and

WHEREAS, a preliminary Site Plan and Building Elevations are proposed with this Master Plan that include up to 116,000 s.f. of commercial office and retail uses and 74 residential units (including 52 assisted living units); and

WHEREAS, the project is consistent with the General Plan land use designation Community Commercial/Mixed Use Overlay (CC M-U) and the Zoning district which is Highway Commercial-Planned Development/Mixed Use Overlay (C2 M-U); and

WHEREAS, the proposed project is consistent with and supports implementation of the *2006 Paso Robles Economic Strategy* since it proposes an efficient use of land and infrastructure, and is proposed as a mixed use, compact, pedestrian oriented development near transit facilities and the downtown and provides for employment opportunities; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 10, 2007 on this project to accept public testimony on the Master Development Plan; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), this project an Initial Study and Mitigated Negative Declaration were prepared for this project and has been considered by the Planning Commission under a separate resolution.

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, the Planning Commission makes the following findings:

1. The design and intensity of the proposed Master Development Plan is consistent C2-PD-MU zoning district and the adopted codes, policies, standards and plans of the City, specifically the Zoning Ordinance and General Plan, and that subsequent Planned Development requests for individual buildings in the planning area will address building heights and parking requirements, and ensure that each phase of development has adequate parking provided; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the

surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City since the project will improve the existing quality of development on the site and neighborhood; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, since the project incorporates compatible, yet varying building forms, colors and materials, and the Master Plan indicates building footprints and entrances located close to the street, and that parking will generally be located to the rear of the development projects.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby recommend approval of this Master Development Plan to the City Council.

PASSED AND ADOPTED THIS 10th day of April, 2007 by the following Roll Call Vote:

AYES: Commissioners – Menath, Treatch, Steinbeck, Flynn, Johnson, and Chair Holstine
NOES: None
ABSENT: Commissioner Withers
ABSTAIN: None

CHAIRMAN HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY