

RESOLUTION NO.: 07-057

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 05-008
(ARCIERO OFFICE BUILDING)
APN: 009-037-012

WHEREAS, Section 21.23B, Development Review, requires that Commercial, Industrial and Institutional buildings when 10,000 or more gross square feet, shall be subject to Planning Commission approval of a development plan (PD); and

WHEREAS, Planned Development 05-008 has been resubmitted by Pults & Associates on behalf of Frank Arciero of Falling Star Homes to construct a 14,756 square foot office building; and

WHEREAS, the project is located at 1344 Oak Street, the southeast corner of Oak Street and 14th Street; and

WHEREAS, the General Plan land use designation of the site is Residential Multi-family, 8-units per acre, within the Office Professional Overlay district (RMF-8, OP), and the Zoning is R2-OP (Residential Multi-Family- Apartment, Office Professional Overlay); and

WHEREAS, the site is also located in the Mixed-Use Overlay district; and

WHEREAS, in conjunction with PD 05-008, the applicant has submitted Conditional Use Permit 06-003 as required by Chapter 21.18A of the Zoning Code related to professional office uses in the Office Professional Overlay District; and

WHEREAS, at its June 12, 2007 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-008 and related applications; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); 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 21.23B.050 (Findings for approval of development plans) as follows:
 - A. The design and intensity (density) of the proposed development plan is consistent with the following:
 1. The goals and policies established by the general plan;
 2. The policies and development standards established by any applicable specific plan;
 3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located;
 4. All other adopted codes, policies, standards, and plans of the city;
 - B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
 - C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
 - D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
 - E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure;
 - F. The proposed development plan contributes to the orderly development of the city as a whole;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 05-008, 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 Conditional Use Permit 06-003.

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. 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	Title Sheet
B	Site Plan
C	First Floor Plan
D	Second Floor Plan
E	Roof Plan
F	Exterior Elevations
G	Monument Sign Plan
H	Color and Materials Board (on file in the Community Development Dept.)

- 3. This Development Plan for PD 05-008, together with the application for Conditional Use Permit 06-003 allows for development and operation of the 14,756 square foot office building.
- 4. This project approval shall expire on June 12, 2009 unless a time extension request is filed with the Community Development Department prior to expiration.
- 5. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.
- 6. Prior to the issuance of a building permit, the applicant shall pay in-lieu fees for 15 spaces at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
- 7. In conjunction with the submittal of the plans for a building permit, an Arborist Report shall be submitted indicating that there will be no impact to the existing oak tree, based on the new building being no closer to the tree than the existing church building has been. The Arborist shall include in the report preservation measures during construction and a monitoring program.
- 8. The monument sign is approved with this resolution (see Exhibit G). The rest of the signs for the project shall be reviewed by the DRC. The applicant shall obtain any required building permits for the signs prior to installation.
- 9. Prior to the issuance of a building permit, a landscape plan shall be submitted that shows the required landscaping and irrigation for the parkways on both street frontages. The plans will need to be approved by the Streets Supervisor.

10. 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.
11. All roof mounted equipment shall be fully screened.
12. All equipment such as but not limited to transformers and back-flow devices shall be fully screened. This equipment shall be shown on the final landscaping plan and be reviewed by the DRC to insure proper screening.

ENGINEERING SITE SPECIFIC CONDITIONS:

13. Prior to occupancy, the applicant shall reconstruct any broken or deficient curb, gutter and sidewalk on Oak and 14th Streets adjacent to the frontage of the project, as required by the City Engineer.
14. Prior to occupancy, the applicant shall improve the alley along the east side of the project from 14th Street to the south project boundary. Alley improvements shall be constructed in accordance with City Standard A-17 with an alley approach constructed per City Standard B-6 at 14th Street.
15. 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:

16. Provide fire sprinkler systems for residential, commercial, and industrial buildings.
17. Upgrade existing fire hydrants to the specifications determined by the City Engineer.
18. 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.
19. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
20. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 Truck Loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.

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

22. Provisions shall be made to update Emergency Service's Run Book.

PASSED AND ADOPTED THIS 12th day of June, 2007 by the following Roll Call Vote:

AYES: Treach, Flynn, Johnson, Menath, Withers, Holstine

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/ArcieroOfficePDRes