

Attachment 2

Draft Resolution A

RESOLUTION NO. PC 25 -XXX

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 24-05,
2701 GERMAINE WAY, APNs 025-424-001, -002, -003, -004, -005, -006, -007, & -008

WHEREAS, Brian Thorndyke has applied for PD 24-05, a request to approve a master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot within the existing Golden Hill Business Park (the “Project”), located at 2701 Germaine Way in the City of El Paso de Robles (the “Project Site”); and

WHEREAS, the 2.68-acre Project Site is located on the northwest corner of Wisteria Lane and Germaine Way, east of Golden Hill Road (See Vicinity Map, Attachment 1), within the Golden Hills Business Park; and

WHEREAS, the General Plan land use designation for the Project Site is Business Park (BP) and the zoning designation is Planned Industrial (PM) Industrial and warehousing uses (with accessory office) is permitted in the PM zone and is considered consistent with the BP General Plan land use designations; and

WHEREAS, the Golden Hills Business Park was established with Tract 2269. The lots within the business park are improved with curb, gutter and sidewalk and served with sewer, water, and other dry utilities. Additionally, the lots within the business park were graded at the time of the installation of the tract improvements; and

WHEREAS, in September of 2006, the Planning Commission approved Resolution 06-076 approving PD 06-010 and Resolution 06-077 approving Tract 2839 authorizing the subdivision of the site into eight lots for the construction of eight light industrial/manufacturing buildings. Although the subdivision was recorded establishing the eight lots, no development has occurred on the lots; and

WHEREAS, in March 2023 the City Council approved Resolution 23-030 approving PD 20-16 and Tentative Tract Map 3191, approving a six-lot subdivision and a master development plan for the 2.68-acre site for Mr. Thorndyke. The tract map has not been recorded, and no development has occurred on the site; and

WHEREAS, Mr. Thorndyke is not planning on moving forward with the PD 20-16 and Tentative Tract Map 3191 and is now proposing the Project, which reduces the existing eight-lots to a four-lot project, indicating that fewer larger lots would better serve the demand for light-industrial users (PD 24-05); and

WHEREAS, PD 24-05 provides a Master Development Plan for the four lots by providing site planning and architectural details for Lot 1, and preliminary site planning for Lots 2-4; and

WHEREAS, the Project is categorically exempt from environmental review per Section 15332 (in-fill development projects) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, the City’s Development Review Committee (DRC) reviewed the Project at its January 13, 2025 meeting. The DRC indicated that the reduction from eight lots to four lots at the Project Site provides for a better development pattern for the property. The DRC recommended that the Project be scheduled for review by the Planning Commission; and

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WHEREAS, a public hearing was conducted by the Planning Commission on April 22, 2025 to consider the Planned Development 24-05; and

WHEREAS, based on the information and analysis contained for the Project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that the Project would result in significant effects on the environment with mitigation measures implemented.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.16.010 (Development Plan Requirements) , and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

Development Plan Findings:

1. The design and intensity (density) of the proposed development plan is consistent with the goals and policies established by the General Plan and the zoning code, the policies and development standards established by any applicable specific plan, special planned development, or master development plan, and all other adopted codes, policies, standards, and plans of the city, including design guidelines adopted by resolution by the planning commission. The Project Site has a business park (BP) land use designation, and a planned industrial (PM) zoning designation. The Project meets the purpose and intent of the zoning district in which it will be located, because the Project would provide opportunities for a variety of commercial and industrial business types that contribute to the diversity and stability of the city's economy; encourage a diverse mix of goods, services, office, and research and development uses, including small and independent businesses, to enrich the lives of residents, employees, and visitors and increase employment opportunities; and promote commercial and industrial development that will enhance the identity and vitality of specific areas and corridors by providing for additional industrial and warehouse uses within an existing industrial business park.
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 this Project would be developed within an existing business park that has been previously entitled for the type of development proposed with the Thorndyke project.
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors, and the public right-of-way, and contributes to the orderly development of the city as a whole, by developing the properties within the existing business park utilizing high quality architecture and design.
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts as the Project is consistent with the land use designation and zoning designation of the site and surrounding uses; and

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5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, and historic buildings and structures because the project will be constructed on previously graded flat building pads consistent with the other lots in the business park.
6. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses including commercial and light industrial uses.

Section 3: Environmental Determination. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), the City's Procedures for Implementing CEQA, the Planning Commission finds the Project is categorically exempt from CEQA as a class 32 exemption for infill development projects within urbanized areas. The Project meets all requirements of a class 32 exemption because:

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. Consistency with the General Plan and zoning regulation. The property has a General Plan land use category of Business Park (BP). The purpose of the BP category is to "provide areas for clean and attractive businesses and industries in which all activities are conducted indoors. The Project is a warehouse and distribution center where all activities will be happening indoors. The property is in the Airport (AP) zoning district, where warehousing, manufacturing and distribution uses are permitted. No development standards have been adopted for the AP district.

The proposed development occurs within an existing business park, in city limits, where the site is less than five acres and substantially surrounded by urban uses. Nearby development includes Beta USA, San Antonio Winery, IQMS software company, and Justin Winery, as well as other existing businesses.

The Project site has no value as habitat for endangered, rare or threatened species. The site is ready for construction based on the site being rough graded, frontage improvements have been installed, and sewer and water utilities are stubbed to the site. The Mitigated Negative Declaration prepared for Tract 2269 identified mitigation requirements related to San Joaquin kit fox migration corridor and oak tree protection. No oak trees, vernal pools or drainages were mapped on the site. Due to a long history of substantial surface disturbance, special-status plant species were determined unlikely to occur on the site. San Joaquin kit fox mitigation fees were paid for all lots within Tract 2269, prior to the construction of tract improvements, which included rough grading of the site.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The approval of Tract 2269 included a Traffic Impact Analysis by Associated Transportation Engineers related to business park uses for all lots within the tract including this lot. The proposed development is consistent with the type of development anticipated with the business park. The Project will be paying development impact fees to mitigate any impacts to neighboring streets and intersections. The Project Site has been previously rough grading. No drainages have been identified on the flat property. Standard stormwater, erosion and dust control measures will prevent development of the site from creating significant impacts to air or water quality.

The site can be adequately served by all required utilities and public services. Both water and sewer are available to the site. The General Plan anticipates commercial use of the site, and public utilities and services are designed to accommodate build-out of the General Plan. Additionally, the Planning Commission finds that none of the Exceptions to the Categorical Exemptions pursuant to Section 15300.2 of the CEQA Guidelines apply to the Project.

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Section 4 - Approval: Planned Development 24-05 is approved, subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions
B	Standard Conditions of Approval
C	Plot Plan – Lot 1
D	Architectural Renderings
E	Landscape Plan
F	Preliminary Grading/Master Development Plan
G	Preliminary Utility Plan

PASSED AND ADOPTED THIS 22nd day of April 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Attachments

A - G Project Exhibits