

City of El Paso de Robles

RESOLUTION NO. 87-47
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 87001
(MIDLAND PACIFIC)

WHEREAS, Planned Development 87001 has been filed by Midland Pacific Building Corporation, in conjunction with General Plan Amendment 87-02(A), Rezone 87005 and Tract 1508, for the purposes of setting the density and lot sizes within and development standards for a proposed subdivision of 100.3 acres of land generally located on the west side of South River Road, north of Charolais Road, into 251 single family residential lots and one open space lot, and

WHEREAS, a public hearing was conducted by the City Council on July 21 and August 4, 1987 to consider facts as presented in the staff reports prepared for this project, minutes of the Planning Commission meeting of June 23, 1987 regarding this application, and to accept public testimony regarding the proposed planned development, and

WHEREAS, a Negative Declaration was prepared for the proposed Planned Development and accompanying General Plan Amendment, Rezone and subdivision applications and was adopted by the City Council in accordance with the California Environmental Quality Act, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings:

1. The proposed development plan is consistent with the policies established by the General Plan for the City of El Paso De Robles;
2. The proposed development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations);
3. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve Planned Development 87001 subject to the following conditions:

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1. The maximum number of residential lots within this Planned Development shall be 251. Lots shall be arranged as approved by Tentative Tract 1508, attached as Exhibit A. No lot within this tract shall be eligible for further subdivision; lots may not be combined for subsequent resubdivision. Minor lot line adjustments may be approved by the Planning Commission.

2. Planned Development No. 87001 shall consist of two parts:

a. Conceptual approval of the Planned Development, as provided for through approval of this resolution; and

b. Approval of detailed development plans which shall be subject to subsequent recommendations to the City Council made by the City's Architectural Review Committee and Planning Commission. Such detailed development plans shall consist of:

(1) Detailed site plans, elevations, and renderings illustrating the architectural styles and materials of all structures. Details shall include but not be limited to roof materials, siding, colors, the type of fencing materials, distribution of home models, and any modifications to the proposed Phasing plan.

(2) Street tree selection, the design treatment of tract exterior block walls and landscaping along South River Road and Charolais Road rights-of-way, permanent tract entrance signage, riverbank landscaping treatment, and selection of play ground equipment.

(3) Individual grading and site plans for the following lots in Tract No. 1508: 54, 127, 153, 219, 221, 223, and 251.

No permit shall be issued for grading or construction of buildings within Tentative Tract No. 1508 (or subsequent final tracts within the original boundaries of said tract) prior to City Council approval of the detailed development plans pursuant to Planned Development 87001. Said detailed plans shall be in substantial consistency with the conceptual plans approved by this resolution.

3. Conceptual approval, provided for by this resolution, shall consist of:

- a. Tentative Tract 1508 (attached as Exhibit A);
- b. Elevations and floor plans of model dwelling units (attached as Exhibit B);
- c. Bikeway, parkway landscaping and masonry wall site plans (attached as Exhibit C);

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- d. Bikeway, parkway landscaping, masonry wall and project entrance details (attached as Exhibit D);
- e. Matrix listing of which model dwelling units may be placed on each lot (attached as Exhibit E).
- f. Lot layout/reconfiguration plan and Picnic & Play Area Plan (Exhibit F-1); Conceptual Landscape Plan (Exhibit F-2); and Revised Bikeway Cross-Section/Wall Treatment/Project Entry (Exhibit F-3), 8/4/87. Exhibits F-1, F-2, and F-3 are on file in the Community Development Department.

All development within Planned Development No. 87001 shall substantially conform with these exhibits and the conditions established by this resolution.

4. Within this Planned Development, air conditioning units and satellite dish antennae shall only be located within an enclosure (such as a rear or interior side yard, provided that a clear three foot wide passageway is maintained within an interior side yard) and fenced with a solid fence of at least 5 but no more than 6 feet in height. They shall not be located within a front or street side yard, nor shall they be located on the roof of any structure.

5. On all lots, no retaining wall higher than 4 feet shall be constructed in conjunction with development of the tract (residents of homes may subsequently apply for building permits for any retaining wall height permitted under applicable City codes).

6. Once detailed development plans have been approved by the City Council, model homes may be constructed and receive release of utilities to be used as sales models. Certificates of occupancy for residential purposes shall be held on file with the Building Division until the homes are approved for occupancy for residential purposes.

7. Under the provisions of this Planned Development, the applicant may apply for modifications to the front yard setbacks on homes. Such modifications shall be subject to the subsequent detailed development plan review. The modified setbacks shall be measured from the rear of sidewalk and may have the following characteristics:

- a. Garages facing a public right-of-way may have a twenty-five foot setback, including within that distance any public utility easement or right-of-way located to the rear of sidewalk.
- b. Residences and attached structures without garage doors facing a public right-of-way may have a twenty foot setback, including within that distance any public

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utility easement or right-of-way located to the rear of sidewalk.

The intent of this provision is to permit the developer to reduce the required front yard setback area, allowing the developer to provide additional rear yard and/or building area.

PASSED AND ADOPTED THIS 4TH Day of AUGUST, 1987 by the following Roll Call Vote:

AYES: COUSINS, OVITT, DOLAN, RUSSELL

NOES: NONE

ABSENT: NONE

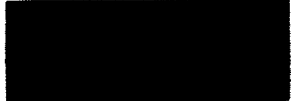


MAYOR NICK RUSSELL

ATTEST:

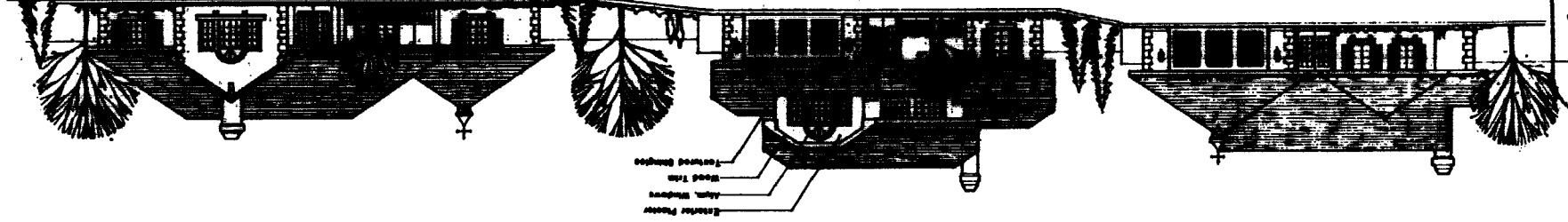


JERRY BANKSTON, CITY CLERK

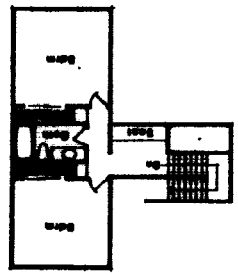
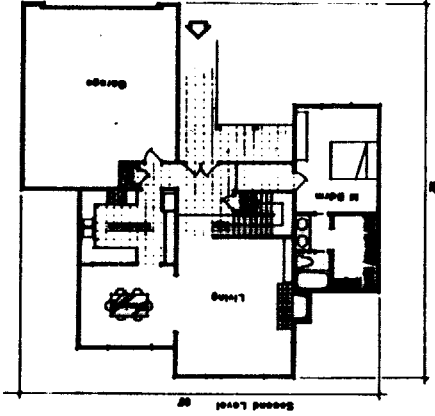


Paso Robles, California

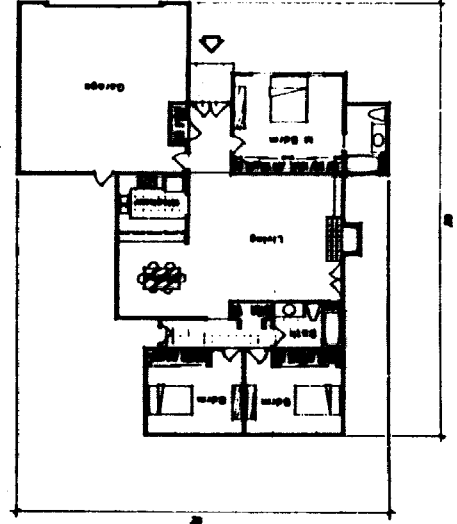
Riverbank



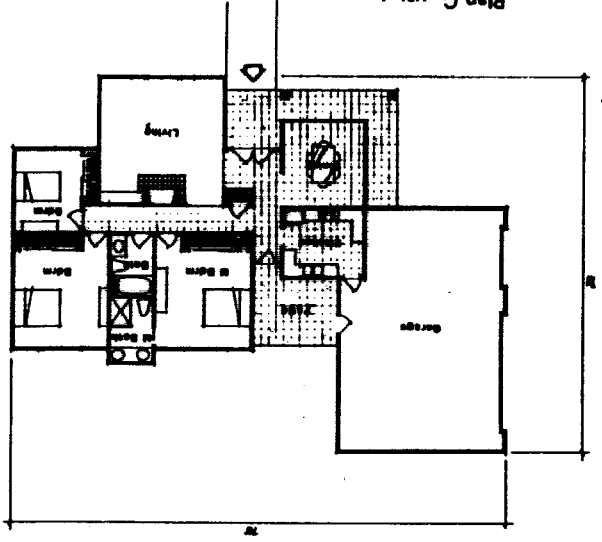
Plan B 1704 sq. ft.



Plan A 1420 sq. ft.



Plan C 1470 sq. ft.



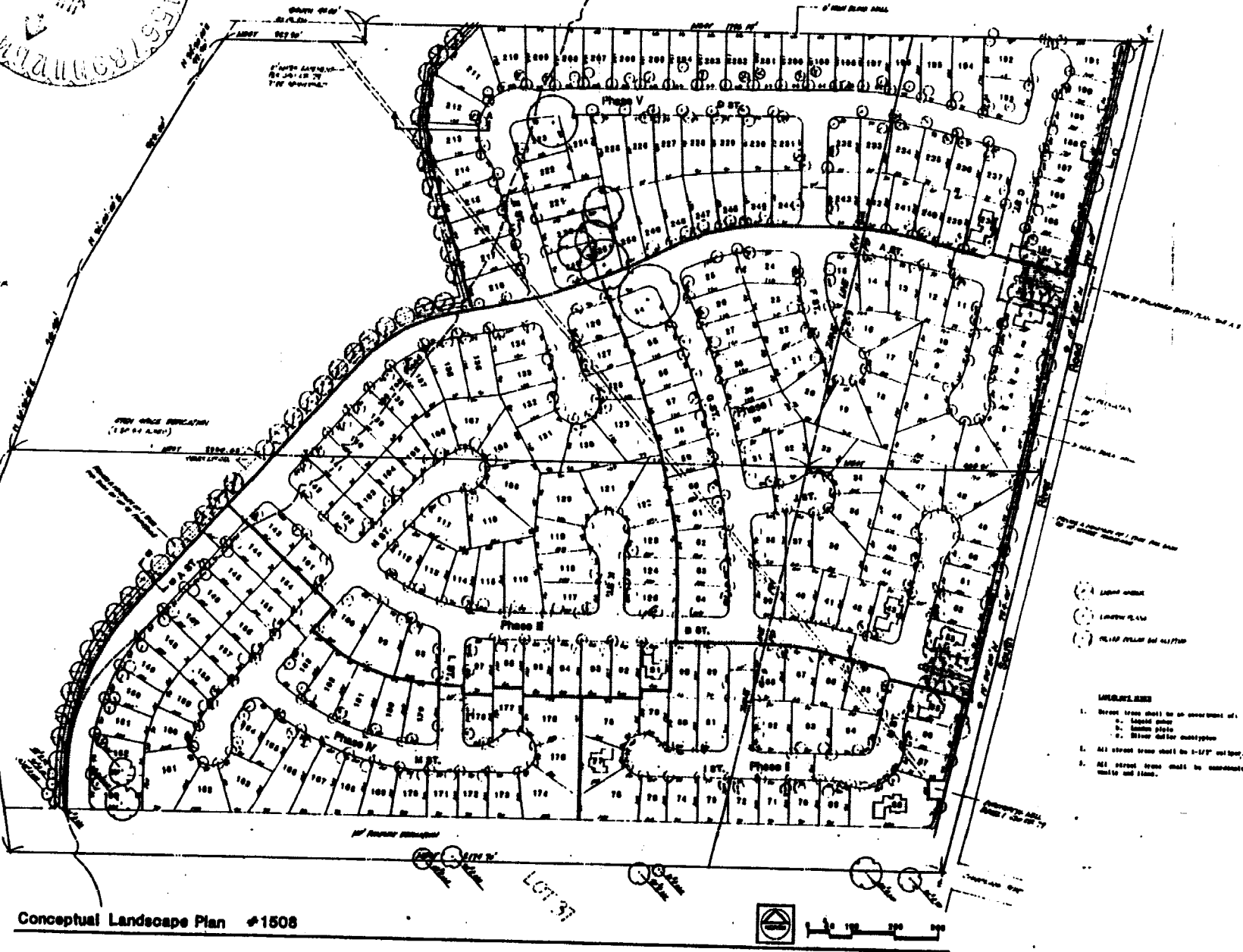
* This is a reduction of the elevations on file in The Community Development Dept.

Exhibit B *

PD 87001

23456789
 JUL 1987
 COMMUNITY DEVELOPMENT DEPARTMENT

This is a reduction of the full-sized copy kept on file for PD 87001
 in the Community Development Department



Conceptual Landscape Plan #1508

Exhibit C

PD87001

This is a reduction of the full-sized copy kept in the file for PD 87001 in the Community Development Department

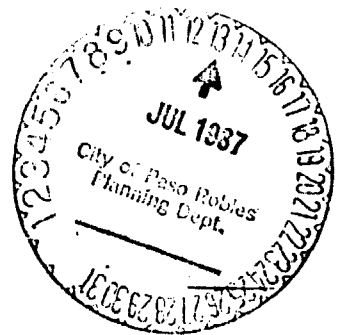
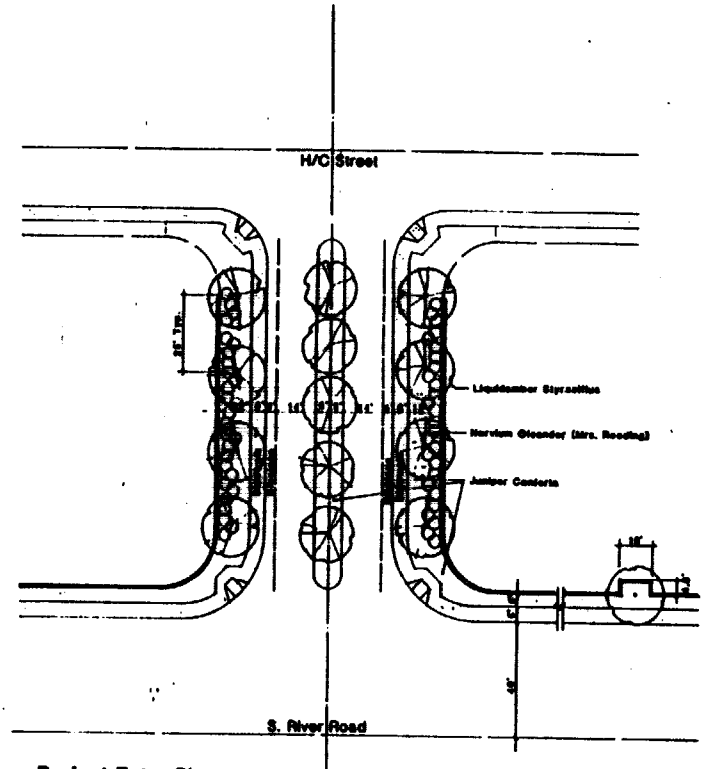
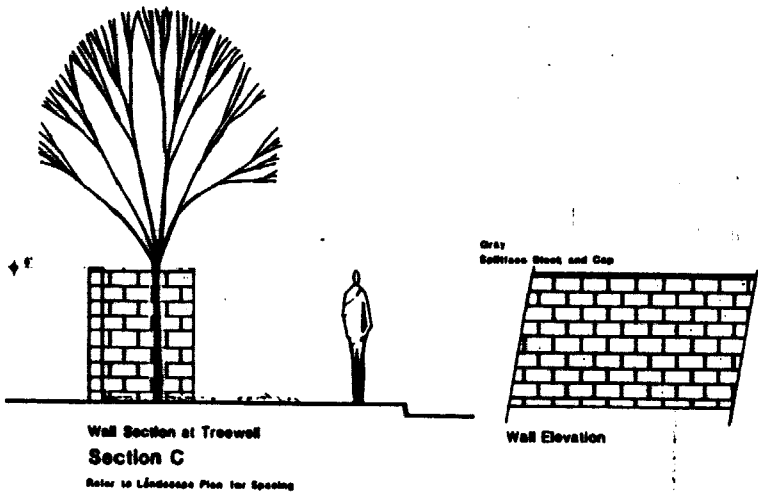
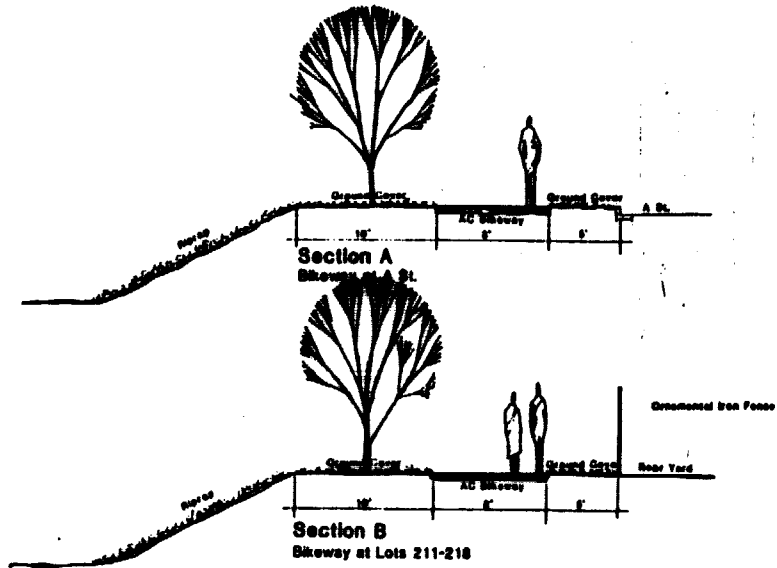


Exhibit D

PD 87001

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EXHIBIT E

July 15, 1987

MATRIX LISTING OF WHICH MODELS MAY BE PLACED ON EACH LOT IN TRACT 1508/PD 87001

Lot#	Model	Lot#	Model	Lot#	Model	Lot#	Model	Lot#	Model	Lot#	Model
1	B	43	AB	85	ABC	127	AB	169	AB	211	AB
2	B	44	B	86	AB	128	AB	170	AB	212	AB
3	B	45	B	87	AB	129	AB	171	AB	213	AB
4	B	46	AB	88	B	130	AB	172	AB	214	AB
5	AB	47	AB	89	B	131	AB	173	AB	215	AB
6	AB	48	AB	90	AB	132	AB	174	AB	216	AB
7	AB	49	AB	91	AB	133	AB	175	AB	217	AB
8	AB	50	B	92	AB	134	AB	176	ABC	218	B
9	B	51	B	93	AB	135	AB	177	AB	219	AB
10	B	52	AB	94	AB	136	AB	178	B	220	B
11	AB	53	B	95	AB	137	AB	179	AB	221	AB
12	AB	54	ABC	96	AB	138	B	180	AB	222	AB
13	AB	55	AB	97	B	139	AB	181	AB	223	AB
14	AB	56	AB	98	ABC	140	AB	182	AB	224	AB
15	AB	57	AB	99	ABC	141	AB	183	B	225	AB
16	B	58	AB	100	ABC	142	B	184	B	226	AB
17	B	59	AB	101	B	143	B	185	B	227	AB
18	AB	60	AB	102	B	144	AB	186	B	228	AB
19	AB	61	B	103	AB	145	AB	187	B	229	AB
20	AB	62	AB	104	AB	146	AB	188	B	230	AB
21	AB	63	B	105	AB	147	AB	189	B	231	B
22	AB	64	B	106	AB	148	AB	190	B	232	B
23	AB	65	AB	107	AB	149	AB	191	ABC	233	AB
24	B	66	AB	108	AB	150	AB	192	ABC	234	AB
25	AB	67	AB	109	AB	151	AB	193	ABC	235	AB
26	AB	68	ABC	110	AB	152	AB	194	AB	236	AB
27	AB	69	AB	111	ABC	153	AB	195	AB	237	B
28	AB	70	AB	112	AB	154	AB	196	AB	238	B
29	AB	71	AB	113	AB	155	AB	197	AB	239	B
30	AB	72	AB	114	AB	156	AB	198	AB	240	B
31	B	73	AB	115	AB	157	AB	199	AB	241	AB
32	ABC	74	AB	116	ABC	158	AB	200	AB	242	AB
33	AB	75	B	117	B	159	AB	201	AB	243	B
34	AB	76	AB	118	B	160	AB	202	AB	244	B
35	AB	77	AB	119	AB	161	AB	203	AB	245	B
36	AB	78	AB	120	AB	162	AB	204	AB	246	B
37	B	79	AB	121	AB	163	AB	205	AB	247	B
38	B	80	AB	122	AB	164	AB	206	AB	248	B
39	B	81	B	123	AB	165	B	207	AB	249	B
40	AB	82	ABC	124	B	166	AB	208	AB	250	B
41	B	83	ABC	125	B	167	AB	209	AB	251	AB
42	AB	84	ABC	126	AB	168	AB	210	B		