

City of El Paso de Robles

RESOLUTION NO: 90-13

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 89006
(WELL PRODUCTS WEST - AIRCRAFT STORAGE HANGER)

WHEREAS, Planned Development 89006 has been filed by Well Products West, to construct a 6,000 square foot aircraft storage hangar on an existing lease parcels located on the northwest corner of Cumulus Way and Dry Creek Road, and

WHEREAS, the site is located within a Planned Development Overlay Zoning District, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 9, 1990 and by the City Council on February 6, 1990 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

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

1. The proposed development plan is consistent with the policies established by the General Plan;
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 89006 subject to the following conditions listed below:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. Planned Development 89006 authorizes the construction of a 6,000 square foot aircraft storage hangar on an airport lease

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parcel where there is an existing commercial/industrial building.

2. The project shall be constructed so as to substantially conform with the attached Exhibit "A" (site plan and landscaping plan) and Exhibit "B" (Elevations).

STANDARD CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY:

PUBLIC WORKS DEPARTMENT

3. The applicant shall pay the following fees prior to building permit issuance: Engineering plan checking and Construction Inspection.

4. Approval of this project does not guarantee availability of sewer service. Availability of service for each lot to be determined on a first come, first serve basis at the time of application for a building permit.

5. All improvement plans shall be prepared by a Registered Civil Engineer and shall be submitted to the City Engineer for approval. The improvements shall be designed and placed to City of Paso Robles standards and specifications.

6. A Preliminary Soils Report shall be prepared for the property to determine any subsurface problems and shall make recommendations regarding grading of the proposed site. A final report shall be made prior to the final inspection and shall certify that all grading was inspected and approved and that all work was done according to the plans and preliminary report.

7. The applicant shall submit a composite utility plan signed as approved by a representative for each public utility.

8. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground.

9. All utilities shall be extended to the boundaries of the project, unless waived by the City Engineer.

10. All underground construction shall be completed and approved before paving the streets.

11. All property corners shall be staked for construction control and shall be promptly replaced if destroyed.

12. A complete Grading and Drainage Plan shall be included with the improvement plans. Drainage calculations shall be submitted

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with provisions made for on-site retention if adequate disposal facilities are not available.

13. All top soil removed shall be stockpiled and evenly distributed over all lots and slopes upon completion of rough grading. All graded areas shall be protected by hydroseeding or approved equal. Soil conservation measures shall be maintained during construction to prevent drainage, erosion, or other damage to adjacent property.

14. When exterior retaining walls necessary for the creation of building pads are shown on the Grading Plan, all such walls shall be completed before approval of the rough grade and prior to issuance of any building permits.

15. No buildings will be occupied until all public improvements are completed and accepted by the City Engineer and accepted by the City Council for maintenance.

16. The applicant shall plant approved street trees, per landscaping plan to be approved by the Architectural Review Committee, throughout the project within the easement provided.

17. The applicant shall install all necessary street name and traffic signs as well as all necessary traffic striping.

18. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the registered engineer who prepared said plans, shall be provided to the City Engineer prior to the Final inspection.

19. The applicant shall construct and/or reconstruct curbs, gutters, sidewalks and paving (to make a smooth transition from the lip of the gutter to the centerline of the street) along all public street frontages as required by Municipal Code Sections 11.12.031 and 11.20.040 (except as modified by site specific conditions).

20. All existing Oak trees, shall be preserved for those reasons specified in Ordinance no. 553 (Oak Tree Preservation), unless specifically noted on the plans for removal.

21. A site grading and drainage study shall be designed by a registered Civil Engineer in accordance with City Standards. Grading shall be in conformance with Chapter 70 of the Uniform Building Code, "Engineered Grading."

COMMUNITY DEVELOPMENT DEPARTMENT

22. All improvements, including landscaping and irrigation systems, approved by the Architectural Review Committee, shall be installed prior to occupancy of any building in Phase II.

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23. On Commercial or Industrial zoned properties, outdoor storage of equipment or materials is not permitted unless a conditional use permit is obtained for such storage.

24. Construction, alteration and occupancy of all structures shall conform to the Uniform Building, Fire and related Codes (1985 edition) and National Electrical Code (1984 edition) as adopted by Ordinance 515 N.S.

25. The applicant shall obtain a Certificate of Occupancy for all structures prior to their occupancy (Ordinances 525 and 538 N.S.).

POLICE DEPARTMENT

26. All structures shall install burglar prevention devices as required by Ordinance 547 N.S. (Building Security).

FIRE DEPARTMENT

27. Fire hydrants shall be installed as required by the Fire Chief.

SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

28. The applicant shall plant a minimum of 5 gallon leylandii cypress shrubs/trees at intervals of 10 feet on center for the length of the parcel's Dry Creek Road frontage. These plantings shall be provided with an automatic drip irrigation system to ensure the establishment and continued vitality of the landscape screen. Any modification to this landscaping requirement would be subject to consideration and approval by the Architectural Review Committee (ARC).

29. Any electrical service which might be extended to the hangar structure shall be done in compliance with all Uniform Electrical and Building Codes after securing required City permits. All service shall be provided underground to this hangar structure.

30. The applicant shall comply with all Uniform Building and Fire Codes in a manner subject to the approval of the City Building Official and the Fire Chief.

31. The applicant shall pave a 24 foot section for Cumulus Way.

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PASSED AND ADOPTED THIS 6th day of February, 1990 by the following roll call vote:

AYES: Russell and Martin

NOES: Conway

ABSTAIN: None

ABSENT: Reneau


MAYOR STEVEN W. MARTIN

ATTEST:


JERRY BANKSTON, CITY CLERK

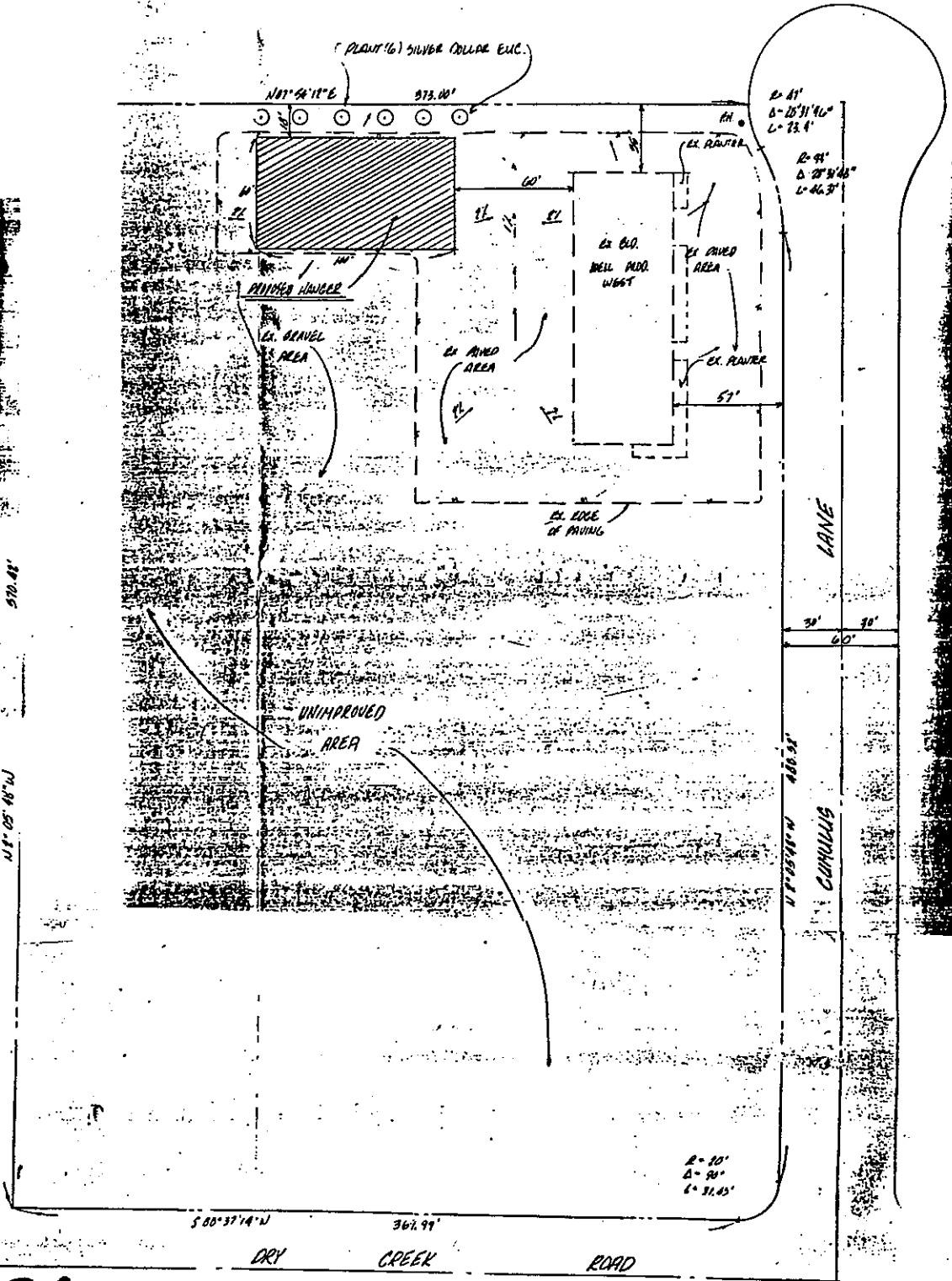
STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss.
CITY OF EL PASO DE ROBLES)

I, Jerry Bankston, City Clerk/~~Deputy-City-Clerk~~ of the City of El Paso de Robles, California, do hereby certify that the foregoing Resolution No. 90-13 was duly and regularly adopted, passed and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 6th day of February, 19....., 90 by the following vote:

AYES:..... Russell and Martin
NOES:..... Conway
ABSENT:..... Reneau
ABSTAINED:..... None

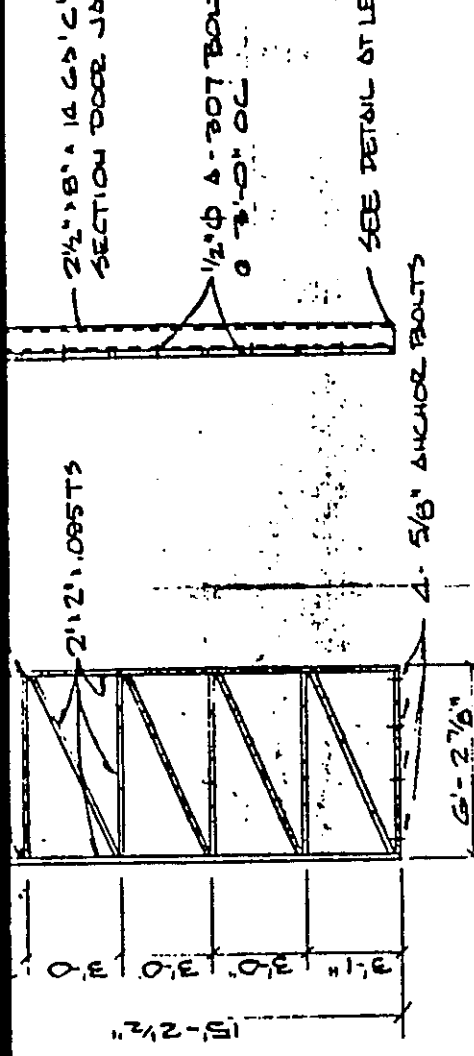
Dated this..... 6th day of..... February, 19....., 90

Jerry Bankston
City Clerk and Ex-Officio Clerk of the
City Council, City of El Paso de Robles,
State of California

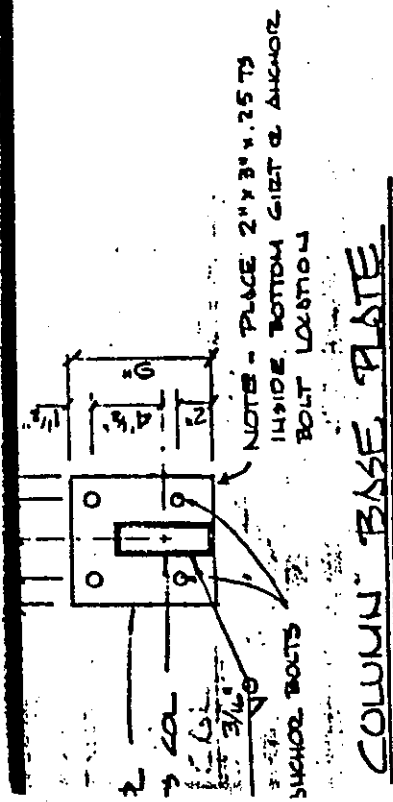


PD 89006
WP 80039

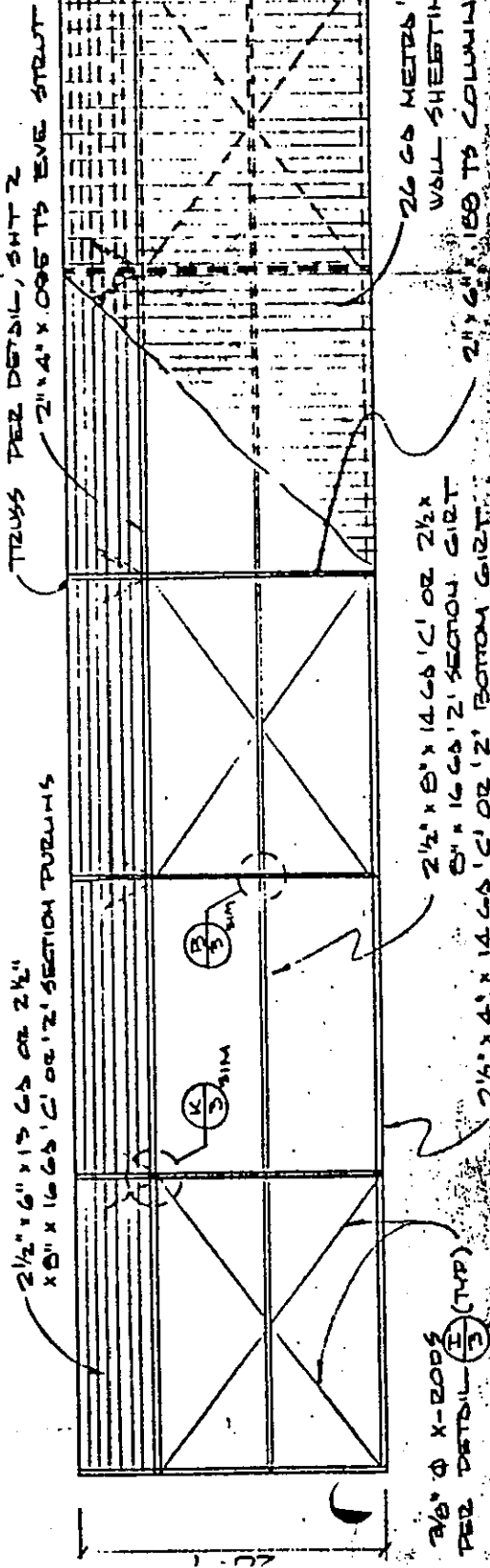
EXHIBIT "A"



TRUSS COLUMN
SCALE: 1/4" = 1'-0"



COLUMN BASE PLATE
SCALE: 1/2" = 1'-0"



SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"

CWP 80039
PD 89006

EXHIBIT "B"

RECEIVED

AUG 18 1989

COMMUNITY