

City of El Paso de Robles

RESOLUTION NO. 90-33

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 89009
(OWNER: A.E., E.A., M.L. WEIPERT & J.A. WAKEFIELD;
APPLICANT: MARK GODFREY)

WHEREAS, Planned Development 89009 has been filed by Mark Godfrey, in conjunction with Tract 1870 to set the development standards for a proposed subdivision of 25 acres of land located on the northeast corner of Golden Hill Road and Creston Road (east of the Williams Brothers Center), into 48 single family residential lots, and

WHEREAS, the site is located in 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 February 13, 1990 and March 6, 1989, 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, a resolution was adopted by the City Council granting a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and accompanying Subdivision application in accordance with the California Environmental Quality Act, and

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

1. The proposed Planned Development is consistent with the policies established by the General Plan for the City of El Paso De Robles;

2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations);

3. The proposed Planned Development 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

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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 89009 subject to the following conditions:

1. The maximum number of buildable residential lots within this Planned Development shall be 48. Lots shall be arranged as approved by Tentative Tract 1870, 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. Development of homes shall meet or exceed standards, including but not limited to side yard set backs and front yard landscaping, specified in the current R-1 zone regulations.

2. The following exhibits are adopted by this resolution and are either attached or kept on file in the Community development Department:

EXHIBIT	DESCRIPTION
A	Resolution approving Tract 1870 and its Exhibits*
B	Conceptual Landscaping Plan and wall plans
C	Planting Palette for landscaping materials as may be modified by the Architectural Review Committee subsequent to the adoption of this resolution
D	Crib wall plan modification (alternate 2)

* Indicates plans are on file in the Community Development Department.

3. Planned Development No. 89009 shall consist of three parts:

a. Conceptual approval of the Planned Development, as provided for via approval of this resolution for which all future development plan details must substantially comply; and

b. Architectural Review Committee approval of the detailed development plans listed below. Such approval shall occur prior to final map approval for any phase. Such detailed development plans shall consist of:

- (1) Detailed plans for the location and construction of a decorative (such as slumpstone, split-faced block or stucco coated precision block) masonry wall along the project perimeter;

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- (2) Detailed landscaping plans for the parkways within the right-of-way of "A" Street and "B" Street;
- (3) Detailed landscaping plans for all detention basins, City owned property adjacent to Golden Hill Road and the remnant piece on the south side of "A" Street;
- (4) Street tree species;
- (5) Rear yard tree species and placement for Lots 34 through 38, to include a minimum of 2 trees per lot;
- (6) Location and architectural design of water booster station located adjacent to Creston Road;
- (7) Detailed landscaping plans for all perimeter/screen landscape planting;
- (8) Fencing plan for rear boundary of lots 44 - 48;
- (9) Detailed planting of existing Williams Brothers detention basin, with extent of planting to be determined on the proportion of their contribution of drainage to that basin.

c. Final approval of the detailed plans, listed below, for the development of each lot, prior to issuance of building permits.

o The detailed development plans for each individual lot shall obtain final approval by the Architectural Review Committee in a manner consistent with architectural review for hillside lots;

o Where 2 or more dwelling units with similar floor plans and/or elevations are to be built within any phase, the detailed development plans for such development shall be subject to review by the Planning Commission and City Council through a public hearing process and after paying the required development plan review fees. Such detailed development plans shall consist of:

- (1) Detailed plans for each model of the houses to be built; such plans shall include floor plans and elevations (of all sides) for each home, including materials and colors;
- (2) Site and Grading Plan showing how each lot will be developed; this plan will show the proposed grading in detail, footprint and model number of the houses (where applicable), and roof ridges;

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- (3) Landscaping and irrigation plans to conform with the minimum front yard landscaping requirements as outlined in the City's R-1 Ordinance, and which shows the required minimum of two street trees;
- (4) A listing of the proposed mix (number of houses to be built for each model and percentage of the tract that a model will represent);
- (5) A site plan of the phase, showing all lots, the footprints of the houses to be built, roof ridges, and the model number of the houses (where applicable) shall be reviewed.

4. The applicant shall construct the decorative masonry wall along the project perimeter as shown on Exhibit B of this resolution and as approved by the ARC. This wall shall be installed by the developer and approved by the City at the same time as all public improvements.

The masonry wall shall be treated with a graffiti resistant protective coating in a manner subject to the approval of the Director of Community Services.

5. The developer shall construct a 6 foot high solid wooden fence along the eastern project boundary (rear property lines of lots 44 through 48) in a manner subject to approval by the ARC.

6. The developer shall revise the landscape planting palette to provide a range of evergreen trees which shall be used for the screen planting along the tract perimeter as well as the rear yards of lots 35 through 38. The proposed plant materials shall have the capability of achieving a screening affect within a 2 year period and crib wall planting shall achieve full coverage within one year. The palette revisions, size and species of materials shall be subject to review and approval by the Architectural Review Committee.

7. All required landscaping shall be installed with automatic irrigation systems. The system design and water meter shall be located at the cost of the developer in a manner subject to approval by the Director of Community Services.

Responsibility for funding of landscaping maintenance shall be under a Benefit Maintenance District.

Landscaping and irrigation systems shall be installed by the developer at the same time as all other public improvements and shall be the applicant's responsibility for maintenance for a period of 6 months following approval. City acceptance on behalf

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of the benefit maintenance district following the 6 month maintenance period shall be subject to the approval of the Director of Community Services.

8. Access easements for landscaping maintenance shall be provided in a form subject to approval by the Director of Public Works and Director of Community Services.

9. Minimum building materials standards shall include the exclusive use of tile roofing materials within the subdivision.

10. Construction of houses shall incorporate construction techniques to build to the terrain and shall be reviewed by the Architectural Review Committee. Creation of pads for a whole house or the exclusive use of stem walls (creating excessive raised floor space) shall not be permitted.

Because of the high visibility of the back sides of residences constructed on many of the lots within this tract, all residences shall be designed so as the architectural relief and detail of the side and rear elevations are as sensitive as the treatment of the front elevations. Such wrap around detail may include, but not be limited to roof overhangs, window and fascia trim, embellishments such as arches, columns or the like. The appropriateness of architectural detail would be determined by the Architectural Review Committee.

11. All four of the existing mature oak trees within this subdivision shall be preserved during tract construction and shall not be permitted to be removed in conjunction with private lot development.

12. The developer shall provide constructive notice to future property owners of these conditions of approval for Planned Development 89009 in a manner subject to the approval by the City Attorney.

13. Within this Planned Development, air conditioning units and satellite dish antennae shall only be located within a fenced enclosure (such as a rear or interior side yard, provided that a clear three foot wide passageway is maintained within an interior side yard); fencing shall be solid (allowing no sight through the fence) and at least 5 but no more than 6 feet in height. Air conditioning units and satellite dish antennae shall not be located within a front or street side yard, nor shall they be located on the roof of any structure or where they are otherwise prominently visible from other properties. Exterior mounted television or radio antennae shall not be permitted.

14. No parking shall be permitted within the 24 foot shared driveway between lots 32, 33 & 34. This shall be included within the required access and maintenance agreement.

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15. The applicant shall designate and improve all drainage easements in a manner subject to the approval of the City Engineer. This may include, but not be limited to cement work within the drainage swales.

PASSED AND ADOPTED THIS 6th Day of March, 1990 by the following Roll Call Vote:

AYES: Russell, Conway, Cousins and Martin

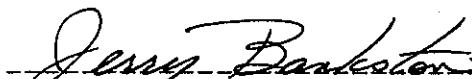
NOES: None

ABSENT: Reneau



MAYOR STEVEN W. MARTIN

ATTEST:



JERRY BANKSTON, CITY CLERK

NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

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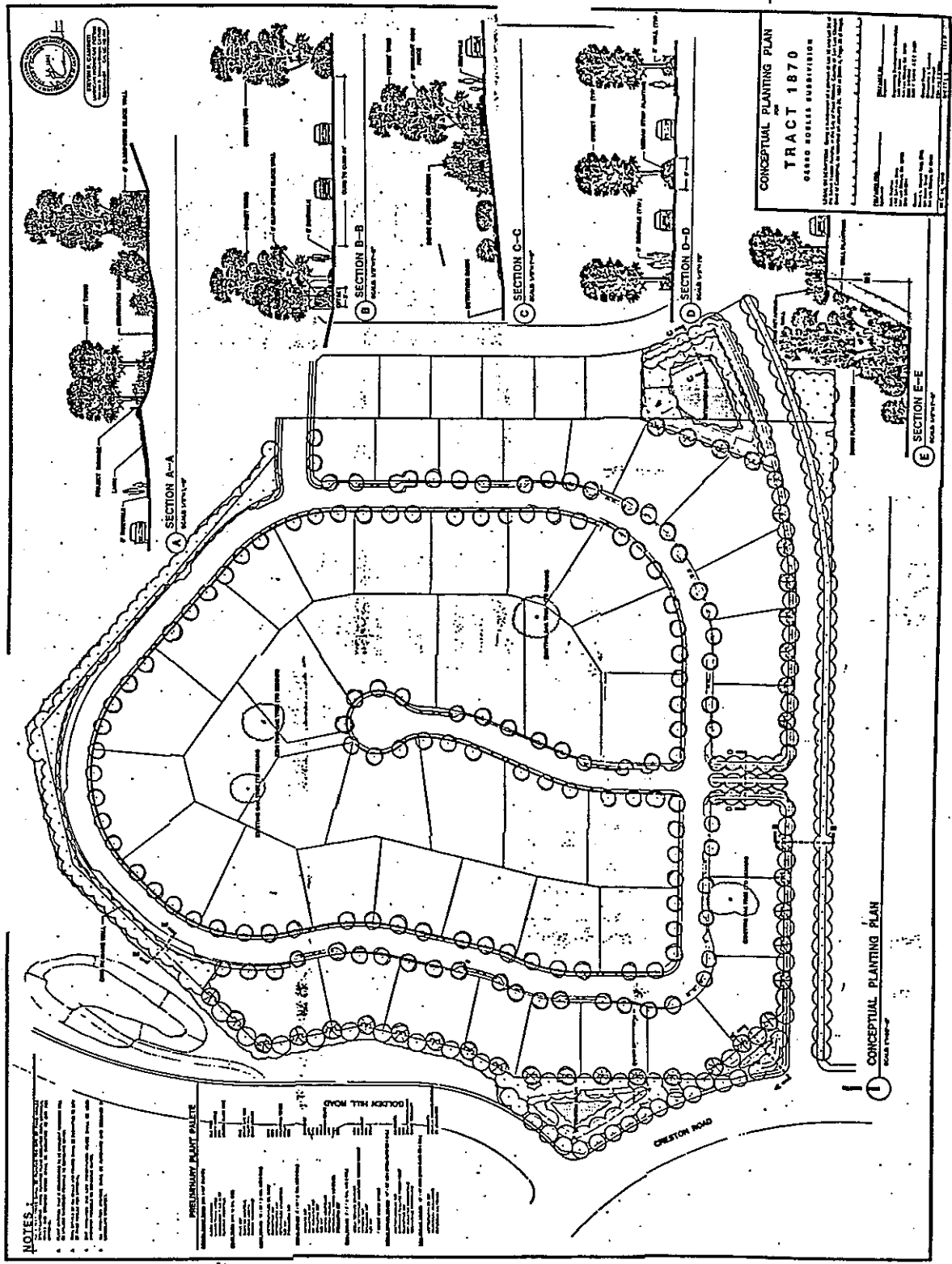
PLANNED DEVELOPMENT 89009

EXHIBIT "A": Resolution approving Tentative Tract
1870 - is on file in the Community
Development Department

PLANNED DEVELOPMENT 0009

EXHIBIT "B"

CONCEPTUAL LANDSCAPING



PRELIMINARY PLANT PALETTE

INTERIOR STREET TREES: (MIN. 1-1/2" CALIPER)

ALBIZIA JULIBRISSIN
LAGERSTROMIA INDICA
LIQUIDAMBAR 'PALO ALTO'
PLATANUS ACERIFOLIA

SILK TREE
CREPE MYRTLE
NCN
LONDON PLANE TREE

OTHER TREES: (MIN. 15 GAL. SIZE)

PINUS SSP
QUERCUS AGRIFOLIA
QUERCUS LOBATA
ROBINIA 'IDAHOENSIS'

PINE
COAST LIVE OAK
VALLEY OAK
IDAHO LOCUST

LARGE SHRUBS: 10' - 20' * (1 GAL. AND 5 GAL.)

ARCTOSTAPHYLOS 'DR. HURD'
CEANOTHUS SSP
COTONEASTER SSP
HETEROMELES ARBUTIFOLIA
ILEX SSP
PYRACANTHA SSP

NCN
NCN
NCN
CALIFORNIA TOYON
HOLLY
NCN

MEDIUM SHRUBS: 5' - 10' * (1 GAL. AND 5 GAL.)

BERBERIS SSP
CEANOTHUS SSP
COTONEASTER SSP
ESCALLONIA SSP
ILEX SSP
MAHONIA AQUIFOLIUM
PHOTINIA FRASERI
PITTOSPORUM TOBIRA VARIEGATA
PYRACANTHA SSP

BARBERRY
NCN
NCN
NCN
HOLLY
OREGON GRAPE
NCN
NCN
NCN

SMALL SHRUBS: 3' - 5' * (1 GAL. AND 5 GAL.)

ABELIA 'EDWARD GOUCHER'
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD McMINN'
BERBERIS SSP
ESCALLONIA SSP
ILEX SSP

NCN
NCN
BARBERRY
NCN
HOLLY

* HEIGHT AND/OR SPREAD

MEDIUM GROUND COVERS: 18" - 36" HIGH (FROM FLATS OR 1 GAL.)

ARCTOSTAPHYLOS SSP
BACCHARIS PILULARIS 'PIGEON POINT'
CEANOTHUS SSP
COTONEASTER HORIZONTALIS
ROSMARINUS 'PROSTRATUS'

MANZANITA
NCN
NCN
ROCK COTONEASTER
DWARF ROSEMARY

LOW GROUND COVERS: 12" - 18" HIGH (FROM FLATS OR 1 GAL.)

ARCTOSTAPHYLOS SSP
OENOTHERA BERLANDIERI
HYPERICUM CALYGINUM

MANZANITA
MEXICAN EVENING PRIMROSE
ST. JOHNSWORT

PD 89009 - EXHIBIT "C" 68

PD 89009 - EXHIBIT "D"

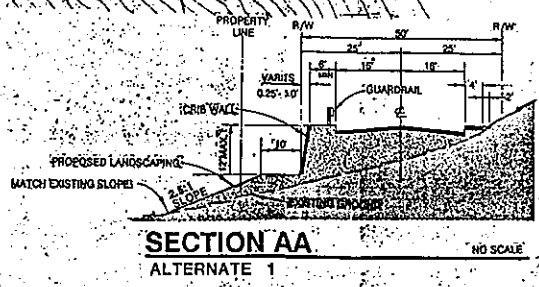
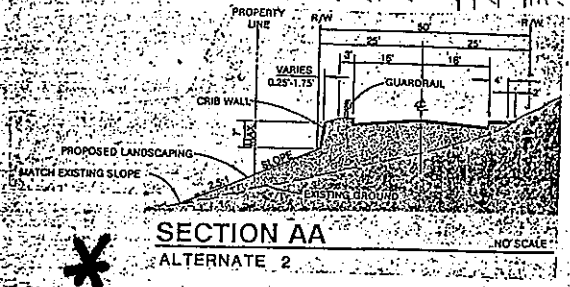
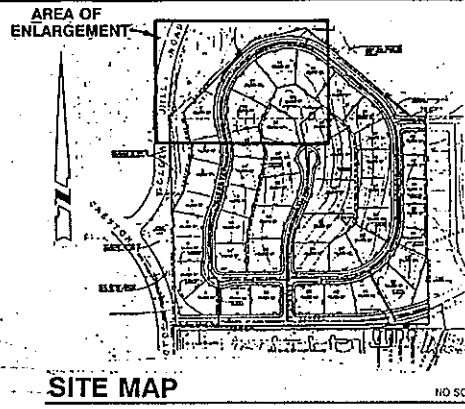
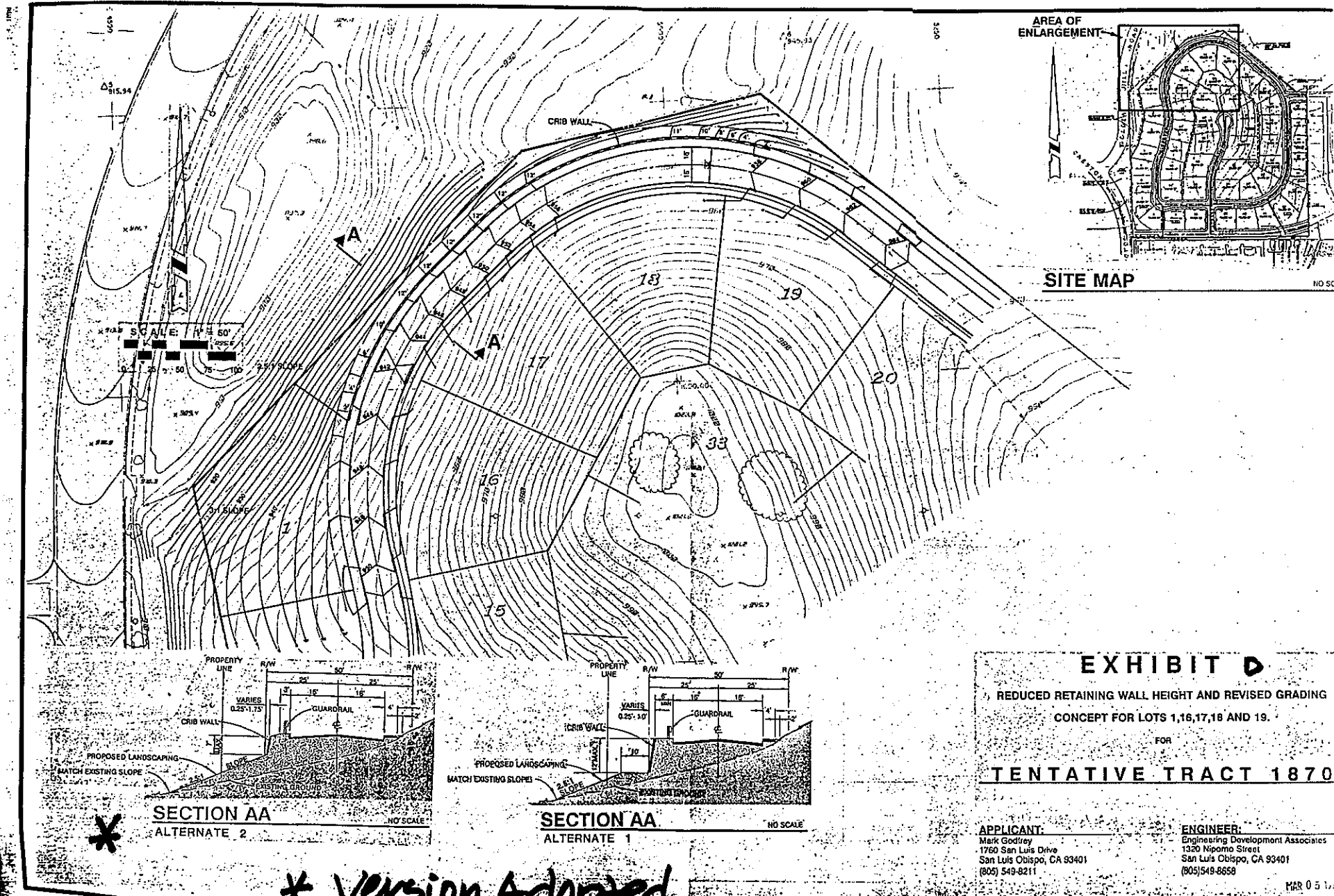


EXHIBIT D
REDUCED RETAINING WALL HEIGHT AND REVISED GRADING
CONCEPT FOR LOTS 1, 16, 17, 18 AND 19.
 FOR
TENTATIVE TRACT 1870

APPLICANT:
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 (805) 549-8211

ENGINEER:
 Engineering Development Associates
 1320 Nipomo Street
 San Luis Obispo, CA 93401
 (805) 549-8658


** Version Adopted*

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 foregoingResolution No. 90-33..... 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 the6th..... day ofMarch....., 1990....., by the following vote:

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

Dated this.....6th.....day of March....., 1990



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