

City of El Paso de Robles

RESOLUTION NO. 90-50
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO FINAL DEVELOPMENT PLANS
FOR PHASES ONE AND TWO OF TRACT 1581
(PD 86004 - RIVERGLEN INVESTMENTS)

WHEREAS, details plans for model home elevations, mix and location, landscaping, wall and grading plans were approved via Resolution no. 89-24 by the City Council on March 6, 1989, and

WHEREAS, Riverglen Development has filed an application for an amendment to those final details for the first two phases of Tract 1581 (65 total lots) located on the northeast corner of Union Road and North River Road, and

WHEREAS, public hearings were conducted by the Planning Commission on March 27, 1990 and by the City Council on April 17, 1990, to consider facts as presented in the staff reports prepared for this project, and to accept public testimony regarding the proposed planned development, 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 and the Union/46 Specific 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 amendments to the final development plans for Phases one and two of Tract 1581 (Planned Development 86004) subject to the following conditions:

1. The conditions for Planned Development 86004 contained within Resolution 89-24, attached as Exhibit A to this resolution, shall remain in effect for Phases one and two of Tract 1581, except that Exhibits B through K of Resolution 89-24 are superseded by the Exhibits to this resolution. All development within Phases one and two of Tract 1581 shall substantially conform with the exhibits and conditions established by this resolution.

City of El Paso de Robles

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Resolution 89-24 minus its Exhibits B through K (attached)
B1-B10	Site Plan and Grading Plans (attached - large prints on file *)
C	Model-Lot matrix (attached)
D1-D4	Model A through D floor plans *
E1-E7	Model A through D elevations *
F1-F8	Front elevation variations (NOTE: Metal garage doors with square grid pattern typical as shown Exhibit G) - (attached)
G	Typical Metal Garage Door treatment (attached)
H	C Plan rear trellis treatment (attached)
I	Color board selections (attached and on file in the Community Development Department)

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

3. Exhibit C shows that the model mix will be as follows:

<u>Model #</u>	<u>Floor Area</u>	<u>Number of Units</u>	<u>Proposed Ratio</u>
A	1321 sq ft	16	25%
B	1481 sq ft	18	27%
C	1817 sq ft	15	23%
D	2014 sq ft	16	25%

In order to permit the applicant to build units in response to market demand, this resolution authorizes a change of any model not to exceed 15 percent of the number of units of any model number subject to the following limitations:

a. Requests for such changes shall be made in writing to the City Planner;

b. All bluff top units shall incorporate architectural details as defined further in this resolution.

City of El Paso de Robles

4. The C unit on lot 14 and the D unit on lot 64 shall be constructed with a trellis detail. The intent of this condition is to require that all two story units along Union and North River Roads be constructed with the trellis detail.

5. All house numbering shall be installed on the building's front elevation consistent with the manner shown on the attached exhibits.

6. The applicant shall install submit detailed landscaping and irrigation plans which introduce additional tree species which can be used to provide additional screening and enhancement to the second story models being placed along the bluffs. This detailed planting plan shall be reviewed and approved by the Architectural Review Committee and shall be installed prior to issuance of a Certificate of Occupancy of any unit.

7. All privacy walls/fences are to be located at the top of slopes.

PASSED AND ADOPTED THIS 17th Day of April, 1990 by the following Roll Call Vote:

AYES: Cousins, Conway and Martin

NOES: Russell


ABSENT: Reneau

ABSTAIN: None



MAYOR STEVE 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. 90-50. . . 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 . . 17th . . day of . . April, 1990, by the following vote:

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

Dated this . . 17th . . day of . . April , 1990.



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

City of El Paso de Robles

EXHIBIT A

6

RESOLUTION NO. 89-24
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE FINAL DEVELOPMENT PLANS FOR
PHASES ONE AND TWO OF TRACT 1581
(PD 86004 - RIVERGLEN INVESTMENTS)

WHEREAS, Conceptual approval for Planned Development 86004 (the development plan for Tract 1581) was approved by the City Council via Resolution 88-63, adopted on August 2, 1988, and

WHEREAS, Riverglen Investments has filed an application for final approval of the development plans for Phases one and two of Tract 1581 and this application involves an amendment to the conceptual plans approved via Resolution 88-63, and

WHEREAS, public hearings were conducted by the Planning Commission and City Council on February 14, 1989 and March 3, 1989, respectively, to consider facts as presented in the staff reports prepared for this project, and to accept public testimony regarding the proposed planned development, and

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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 and the Union/46 Specific 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 the final development plans for Phases one and two of Tract 1581 (Planned Development 86004) subject to the following conditions:

1. The conditions for Planned Development 86004 contained within Resolution 88-63, ~~attached as~~ Exhibit A to this resolution* shall remain in effect for Phases one and two of Tract 1581, except that Exhibits B-1 through B-14 of Resolution 88-63 are superseded by the Exhibits to this resolution. This resolution shall require additional conditions for the development of grading treatment, house construction, and walls and fences in Phases one

6

** on file in the Community Development Department*

City of El Paso de Robles

and two of Tract 1581. All development within Phases one and two of Tract 1581 shall substantially conform with the exhibits and conditions established by this resolution.

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 88-63 minus its Exhibits B-1 through B-14 (attached)
B	Site Plan and Grading Plan *
C1-C3	Model A floor plan and front elevation variations; side and rear elevations (attached)
D1-D3	Model B floor plan and front elevation variations; side and rear elevations (attached)
E1-E3	Model C floor plan and front elevation variations side and rear elevations are excluded from approval under this resolution and are to be approved separately by the Planning Commission upon recommendation by the Architectural Review Committee
F1-F3	Model D floor plan and front elevation variations; side and rear elevations (attached)
G1-G2	Landscaping Plan with Union Road addendum (all trees are to be a minimum of 1-1/2 inch trunk caliper) *
H1-H3	Sign and privacy wall details (attached)
I1-I2	Cross sections: Union Road (retaining wall treatment - typical); North River Road (Slope easement alternatives subject to City Engineer approval); Lot 59 - typical (stem wall treatment)*
J	Union Road alignment and wall plan (retaining and privacy) *
K	Color board *

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

City of El Paso de Robles

3. Exhibit B shows that the model mix will be as follows:

Model #	Floor Area	Number of Units	Proposed Ratio
A	1135 sq ft	12	19%
B	1260 sq ft	15	23%
C	1367 sq ft	19	29%
D	1513 sq ft	19	29%

In order to permit the applicant to build units in response to market demand, this resolution authorizes a change of any model not to exceed 15 percent of the number of units of any model number subject to the following limitations:

a. Requests for such changes shall be made in writing to the City Planner;

b. Other than the model B units adjacent to each other on lots 33 and 34, and the model A units adjacent to each other on lots 59 and 60 as shown on Exhibit B, no two model types shall be placed adjacent to each other.

4. The fill slopes shown at the rear of lots 16-18 and 62-65 shall be eliminated. Lots shall be developed so that grading "daylights" (matches existing grade) at the edge of the natural bluff. Graded fill shall be permitted across the rear of lots 10-15 and lot 66.

5. Stem wall and/or benching construction design shall be required for lots 57-61 which back up to the natural arroyo. Individual development plans shall be subject to approval by the Architectural Review Committee. The intent is to leave the natural terrain at the rear of the lots undisturbed. The stem wall heights for these units shall not exceed 9 feet in finished, exterior height.

6. The applicant shall install a decorative wall or fencing along the rear of lots 14-18 and 63-66 at the top of the projected slope bank easement. Fences or wall designs, current or future, shall be subject to Architectural Review Committee approval. The intent is to ensure that a durable, uniform, decorative treatment would be maintained along the bluff because of the high visibility from other areas of the City.

7. All privacy walls are to be located at the top of slopes.

8. All street lights for this project shall be shielded so as to promote the containment of produced glare on site.

9. The rear yard setbacks shall be modified (reduced) for lots 42 and 46 as shown on Exhibit B.

City of El Paso de Robles

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10. The front yard setbacks for front loading garages/residences on lots 57 through 61 shall be permitted to be reduced to no less than 20 feet from the back of sidewalk, provided that one side of the driveway is set back to exceed this 20 foot allowance.

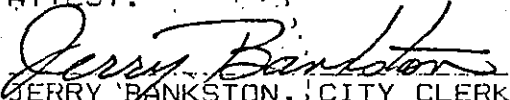
PASSED AND ADOPTED THIS 6th Day of March, 1989 by the following Roll Call Vote:

AYES: Dolan, Russell, Conway, Reneau and Martin
NOES: None
ABSENT: None



MAYOR STEVE MARTIN

ATTEST:



JERRY BANKSTON, CITY CLERK

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

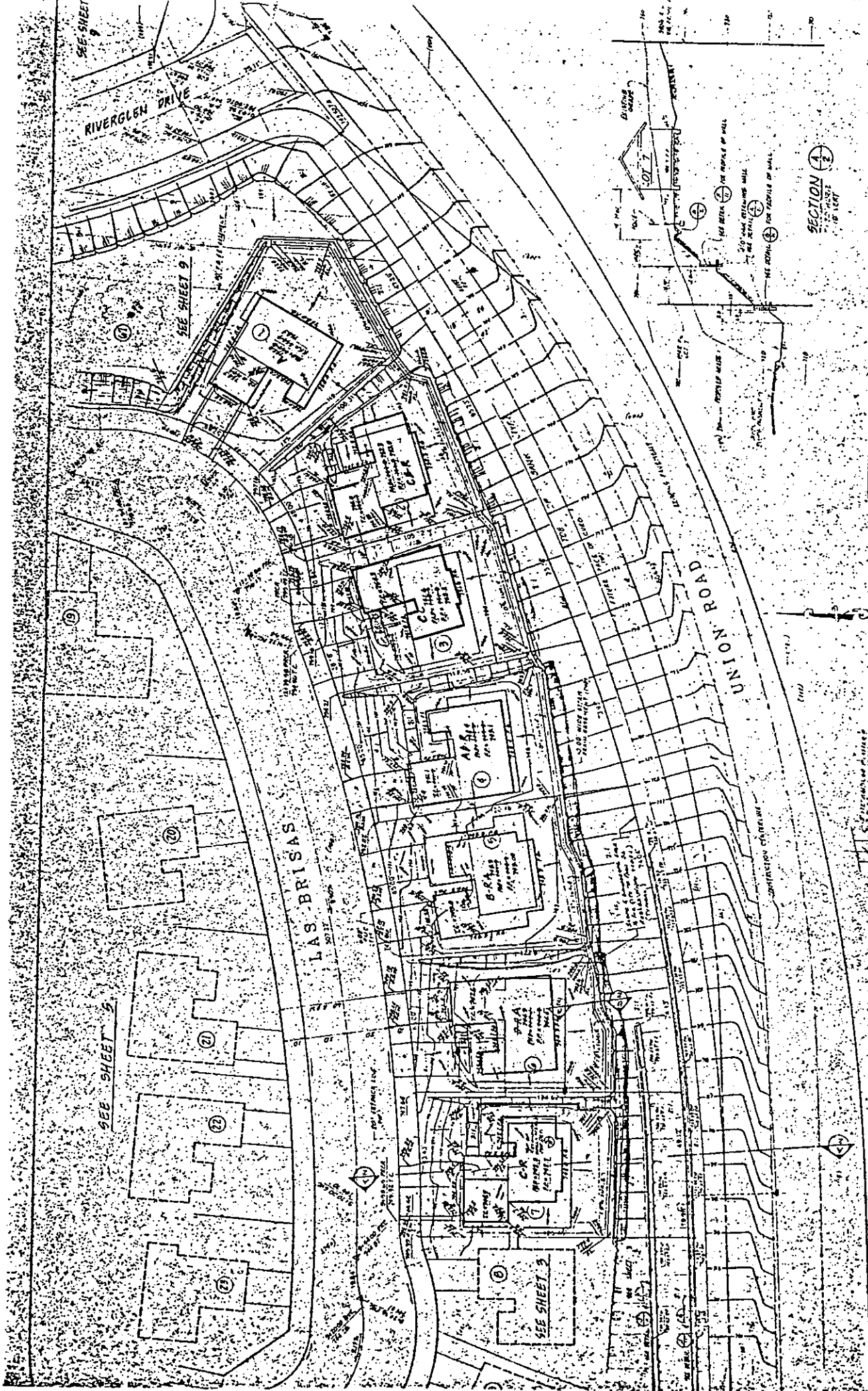
I, Jerry Bankston , City Clerk/Deputy City Clerk
of the City of El Paso de Robles, California, do hereby certify
that the foregoing Resolution No. 89-24
was duly and regularly adopted, passed and approved by the City
Council of the City of El Paso de Robles, California, at a
..... regular meeting of said City Council held at the
regular meeting place thereof, on the 6th day of
..... March 19.89....., by the following vote:

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

Dated this 6th day of March 19.89..

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

EXHIBIT B-2



SEE SHEET 9

SEE SHEET 9

SEE SHEET 5

SEE SHEET 2

SECTION 1 2

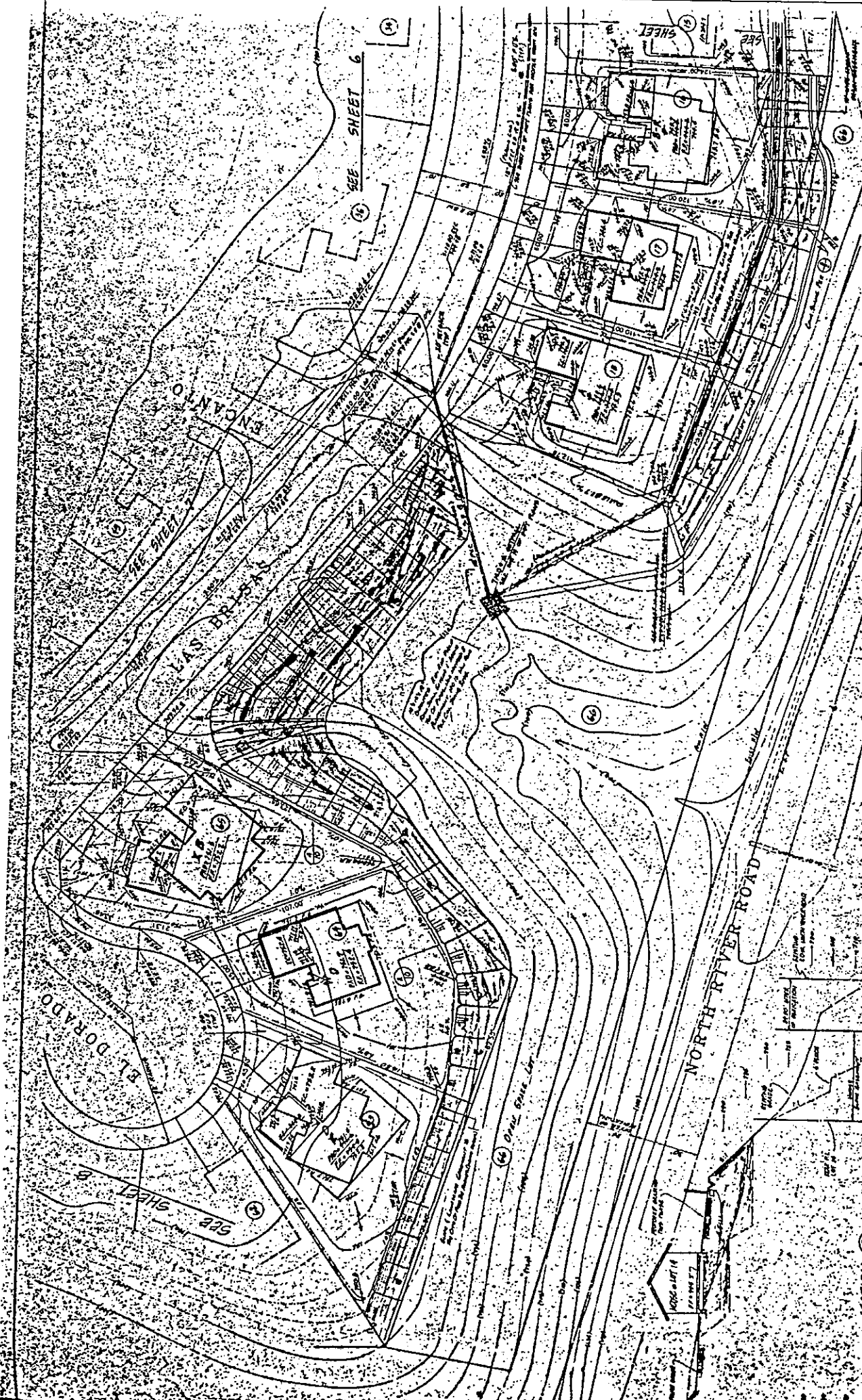
GRAPHIC AND FINISHES PLAN FOR
RIVERGLEN
TRACT 1591 - PHASES I & II
Mid-State Engineers
1500 East 17th Street, Suite 100
Tulsa, Oklahoma 74104
Tel. 335-1234
SHEET 2 OF 11

PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT

DATE: 12/15/66
SCALE: AS SHOWN

GRAPHIC SCALE
1" = 40'

PETAL



GRADING PLAN FOR
 RIVERGLEN
 TRACT 1581 - PHASES I & II

Mid-State Engineers
 1100 North 1st Street
 Des Moines, Iowa

DATE: 11/1/57

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

Mid-State Engineers

Professional Seal: State of Iowa, No. 1124, Exp. 12/31/60

Project: RIVERGLEN TRACT 1581 - PHASES I & II

Sheet: 6 of 11

SECTION

1" = 40' HORIZ.
 1" = 10' VERT.

EXIST. GRADE

PROPOSED GRADE

PROPOSED ROADWAY

PROPOSED SIDEWALK

PROPOSED CURB

PROPOSED DRAINAGE

PROPOSED UTILITY

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED GRAVEL

PROPOSED SAND

PROPOSED SOIL

PROPOSED ROCK

PROPOSED BRICK

PROPOSED TILE

PROPOSED WOOD

PROPOSED METAL

PROPOSED PLASTER

PROPOSED PAINT

PROPOSED GLASS

PROPOSED CERAMIC

PROPOSED FABRIC

PROPOSED LEATHER

PROPOSED RUBBER

PROPOSED PAPER

PROPOSED CARBON

PROPOSED PLASTIC

PROPOSED GLASS

PROPOSED METAL

PROPOSED WOOD

PROPOSED BRICK

PROPOSED TILE

PROPOSED WOOD

PROPOSED METAL

PROPOSED PLASTER

PROPOSED PAINT

PROPOSED GLASS

PROPOSED CERAMIC

PROPOSED FABRIC

PROPOSED LEATHER

PROPOSED RUBBER

PROPOSED PAPER

PROPOSED CARBON

PROPOSED PLASTIC

PROPOSED GLASS

PROPOSED METAL

PROPOSED WOOD

PROPOSED BRICK

PROPOSED TILE

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PROPOSED GLASS

PROPOSED CERAMIC

PROPOSED FABRIC

PROPOSED LEATHER

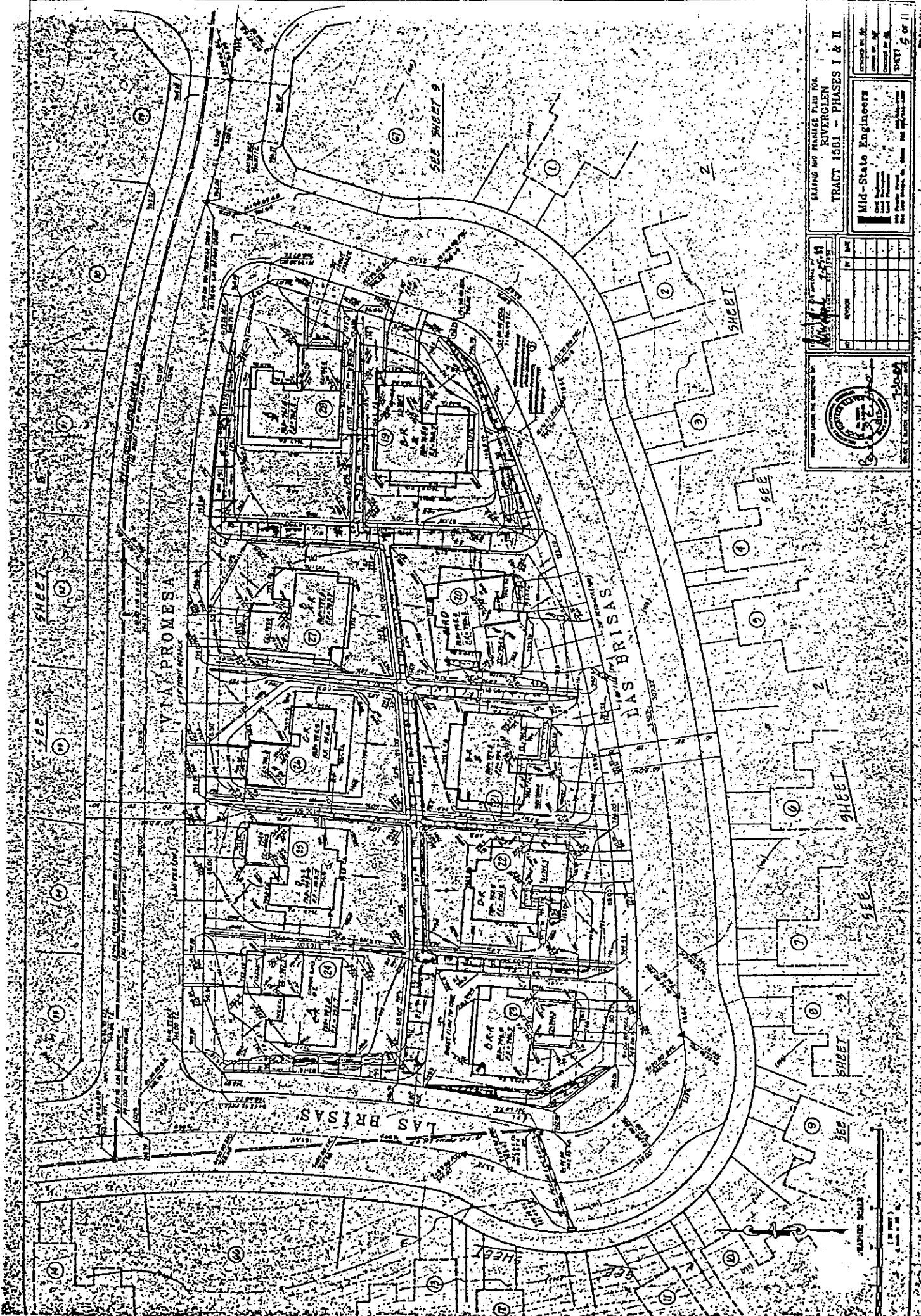
PROPOSED RUBBER

PROPOSED PAPER

PROPOSED CARBON

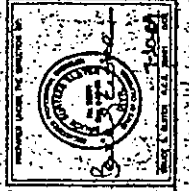
PROPOSED PLASTIC

EXHIBIT 0-5



DRAWING NO. 1581-1
 TRACT 1581 - PHASES I & II
 Mid-State Engineers
 1501 N. 10th St.
 Oklahoma City, Okla.
 SHEET 5 OF 11

NO.	REVISION	DATE



GRAPHIC SCALE
 1" = 20'

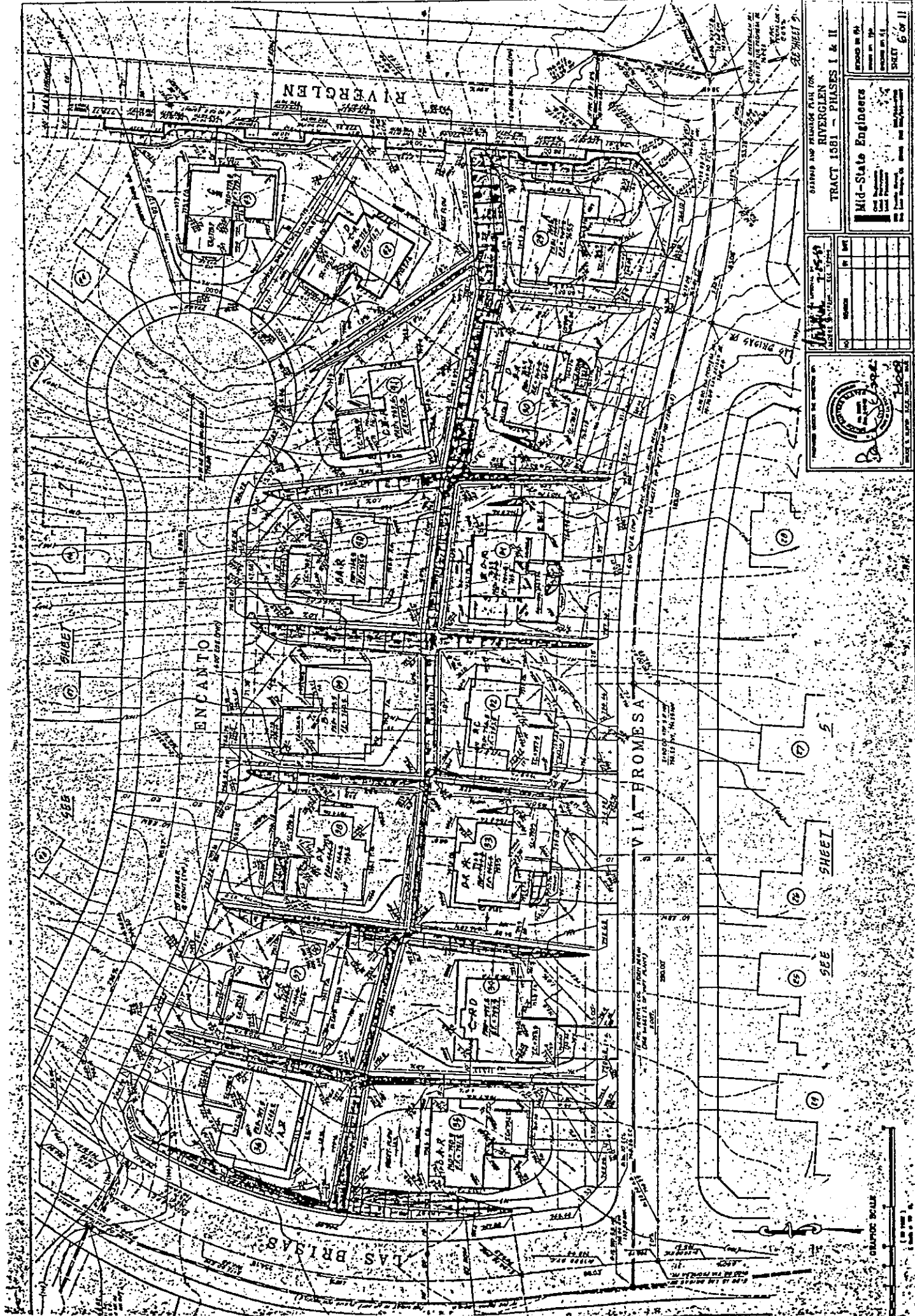
SEE SHEET 9

SEE SHEET 1

SEE SHEET 2

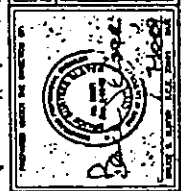
SEE SHEET 3

EXHIBIT 706



PREPARED AND DRAWING PLAN FOR
RIVERGLEN
 TRACT 1581 - PHASES I & II
 Mid-State Engineers
 1000 N. 10th St.
 Oklahoma City, Oklahoma
 SHEET 6 OF 11

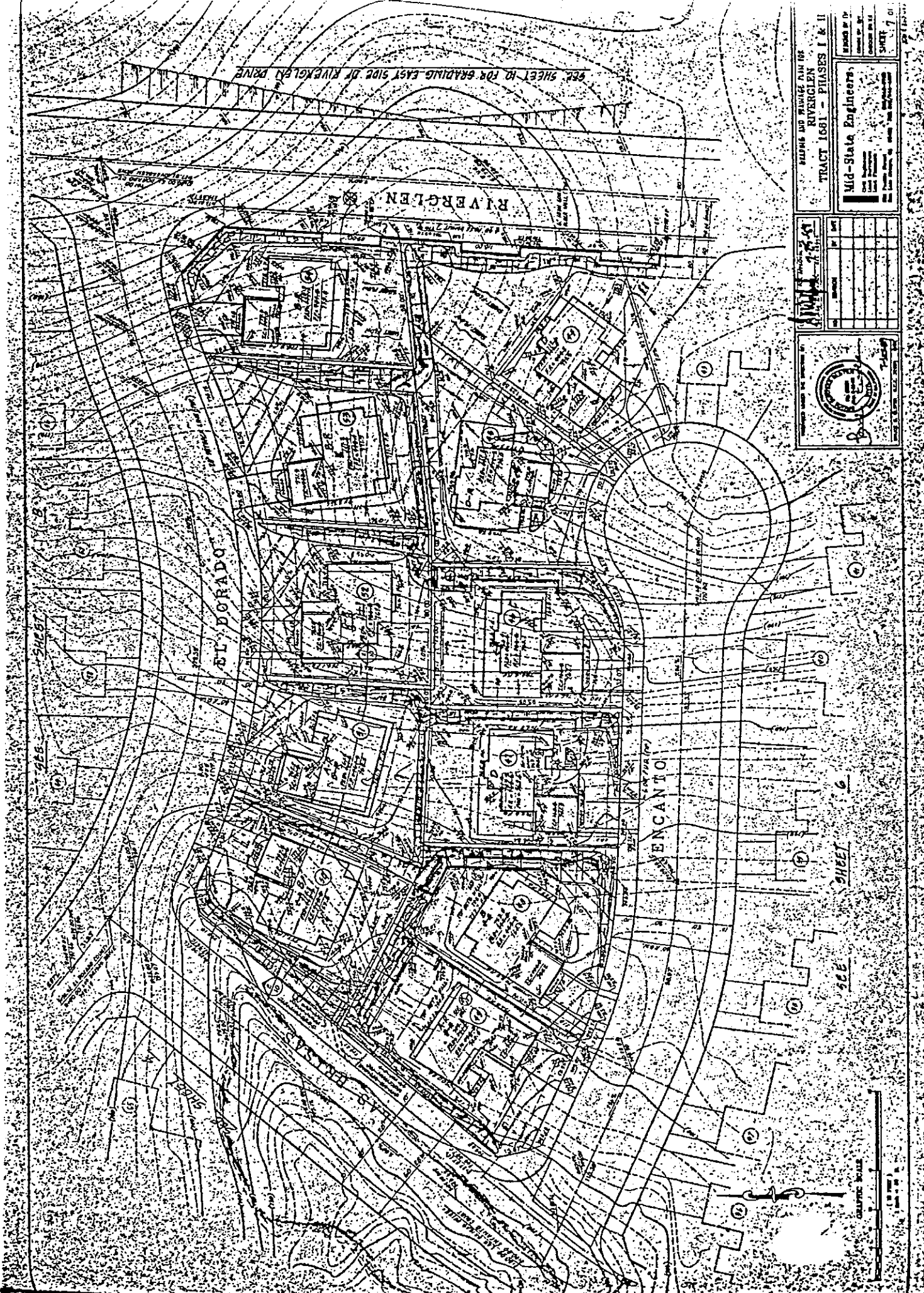
NO.	DESCRIPTION	DATE



SHEET 5
 SEE SHEET 5
 SEE SHEET 5
 SEE SHEET 5

GRAPHIC SCALE
 1" = 100'

EXHIBIT E-7



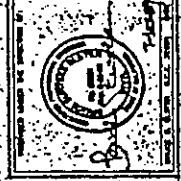
SEE SHEET TO THE RIGHT FOR GRADING EAST SIDE OF RIVERGLEN DRIVE

SEE SHEET

SEE SHEET

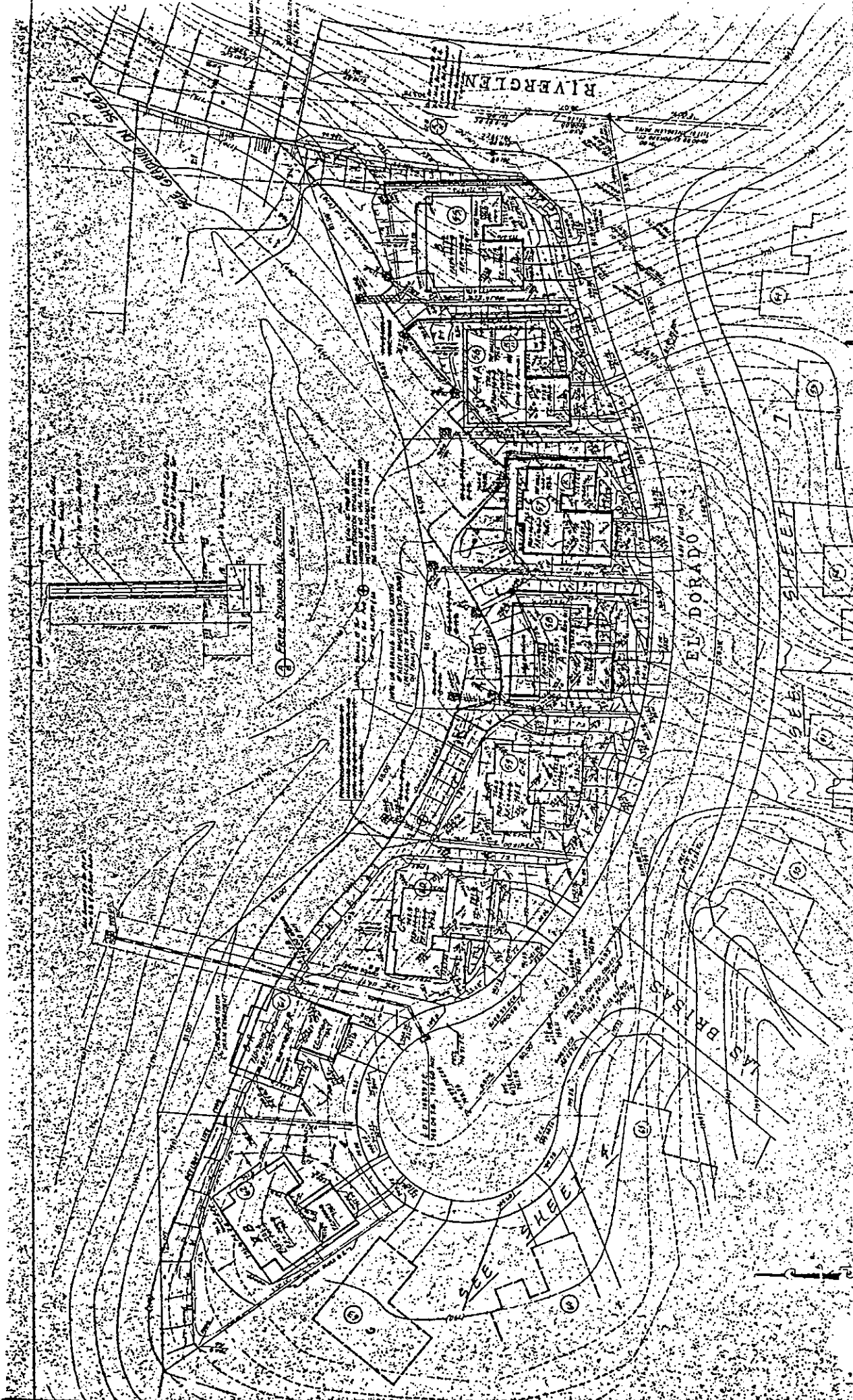
ENGINEER'S DRAWING FOR THE
 RIVERGLEN
 TRACT 1681 - PHASES I & II

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/54
2	FINAL PLAN	11/15/54
3	REVISION	12/15/54
4	REVISION	1/15/55
5	REVISION	2/15/55
6	REVISION	3/15/55
7	REVISION	4/15/55



GRAPHIC SCALE

SHEET 7 OF 7

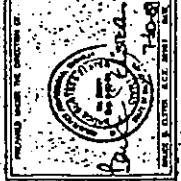


PUBLIC IMPROVEMENT PLANS FOR
 RIVERGREEN
 TRACT 1581 - PHASES I & II

Mid-State Engineers
 1110 S. 1st Street
 Oklahoma City, Oklahoma

PROJECT NO. 1581
 SHEET 8 OF 11

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY THE ENGINEER		
2	REVISIONS		
3	DATE		
4	BY		



GRAPHIC SCALE
 1" = 100'

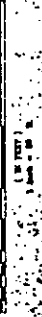
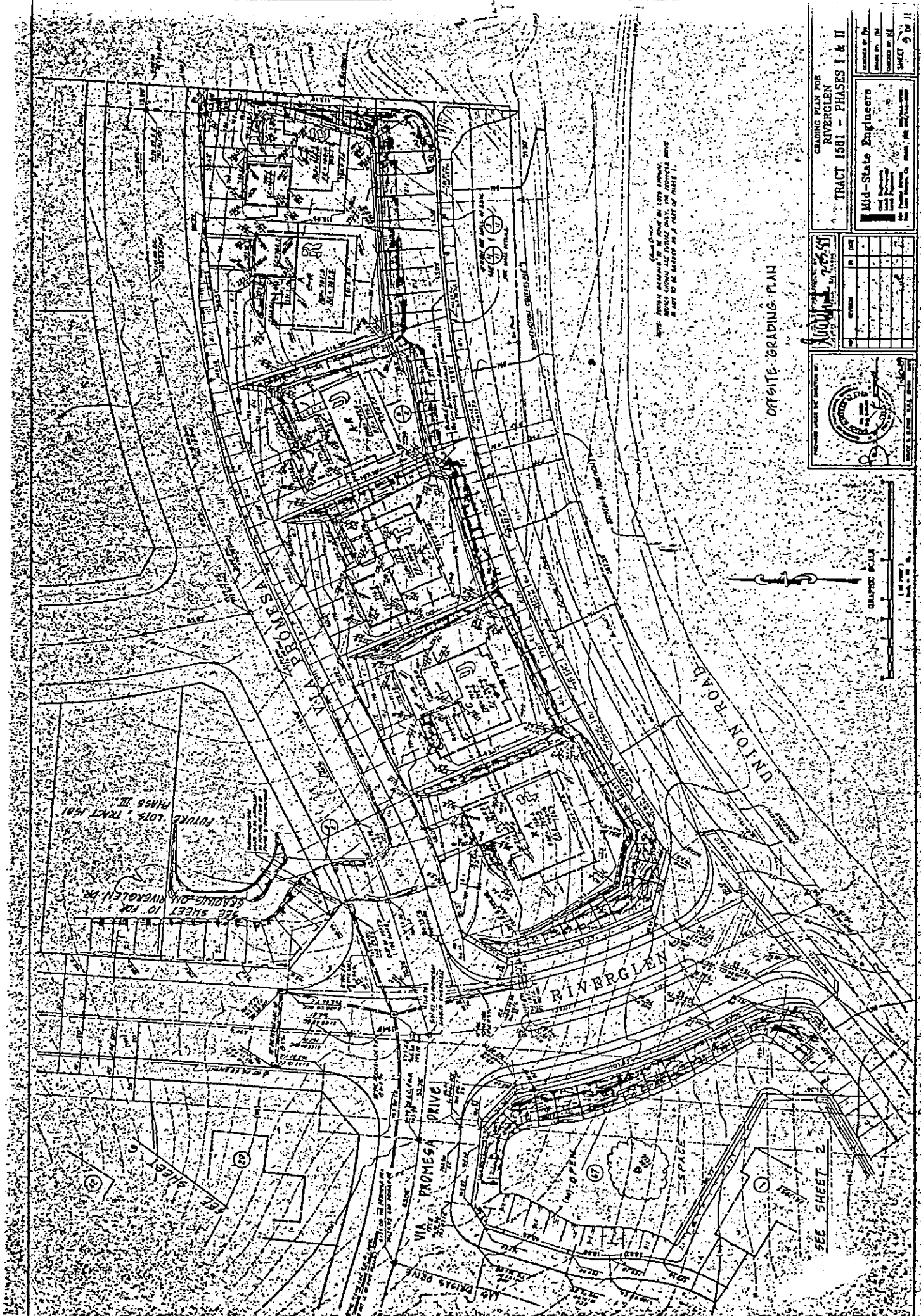
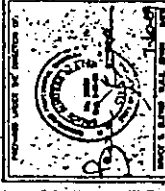


EXHIBIT B-O



OFFSITE GRADING PLAN



NO.	DATE	DESCRIPTION

GRADING PLAN FOR
 RIVERGLEN
 TRACT 4581 - PHASES I & II

Mid-State Engineers
 1000 N. 10th St.
 Oklahoma City, Okla.
 73102

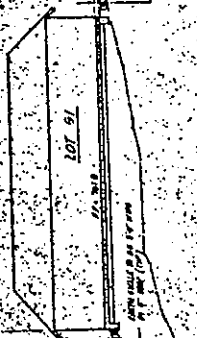
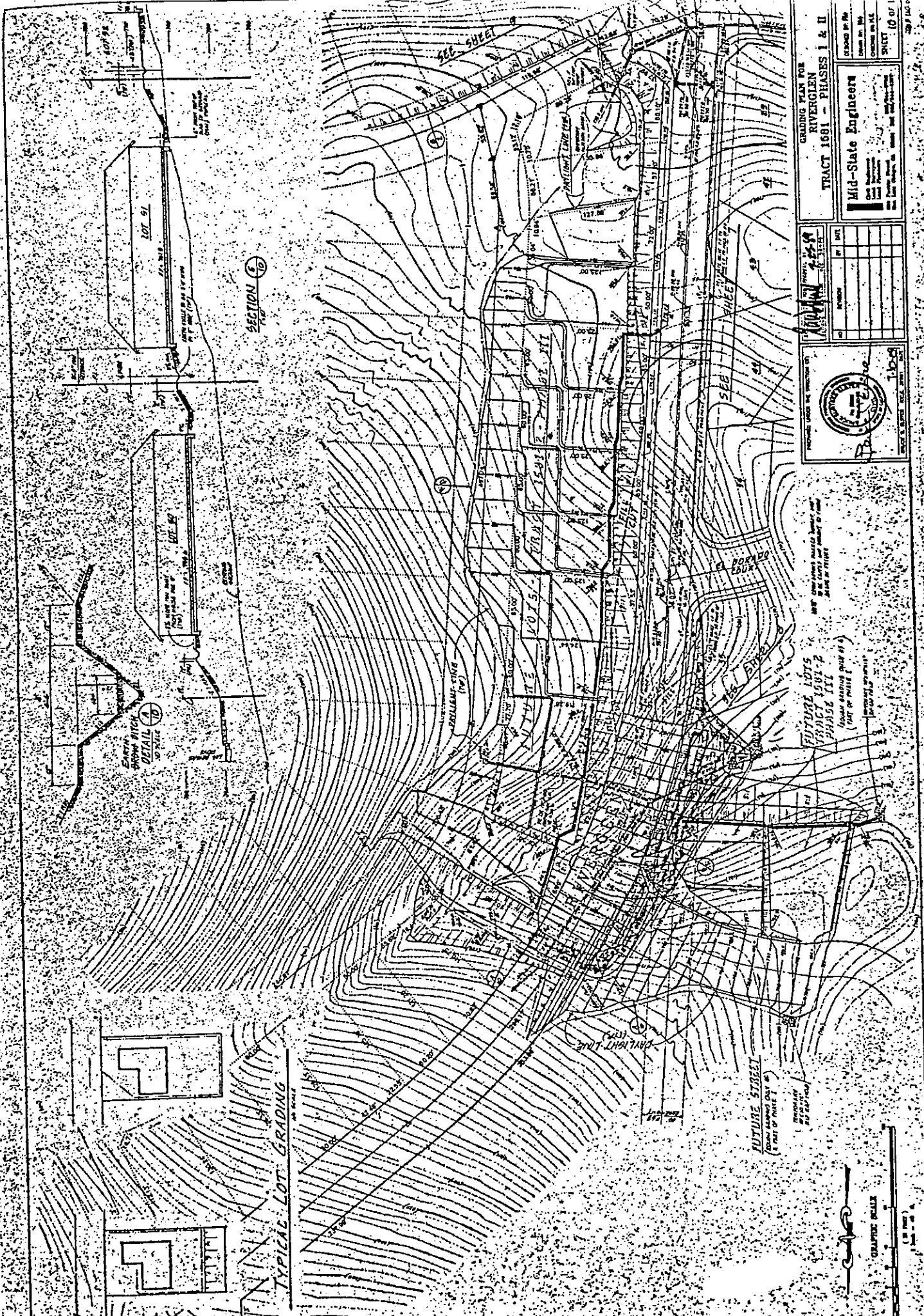
Checked by: [Signature]
 Date: [Date]
 SHEET 9 OF 11

SEE SHEET 10 FOR
 BEADING ON RIVERGLEN PK.
 FUTURE LOTS - TRACT 4581
 PHASE III

SEE SHEET 2

Grading shown in this plan is for lots shown.
 It is not to be used as a part of Phase I.

EXHIBIT B-10



SECTION A



TYPICAL LOT GRADING

GRADING PLAN FOR
 RIVENGLLEN
 TRACT 1591 - PHASES I & II

Mid-State Engineers

Checked by: [Signature]
 Drawn by: [Signature]
 Calculated by: [Signature]

DATE: [Date]
 SHEET 10 OF 11

Professional Engineer Seal: [Seal]

DATE: [Date]

SCALE: [Scale]

FUTURE LOTS
 PHASE III
 (PART OF PLOT #1)

FUTURE STIGBEE
 (PART OF PLOT #1)

GRAPHIC SCALE

1" = 100'

VISTA DEL RIO PHASE I - PASO ROBLES
MARCH 21, 1990

	LOT	PLAN	ELEVATION	COLOR SCHEME	SQ. FT.
(M)	1	A	1	2	1321
(M)	2 *	C-R	1	4	1817
	3 *	C	2	3	1817
	4	A-R	2	2	1321
	5	B-R	2	4	1481
	6	A	1	1	1321
	7 *	C-R	2	3	1817
	8 *	C	1	2	1817
	9	A	2	4	1321
	10	B-R	2	3	1481
	11	A	1	2	1321
	12	A-R	2	1	1321
	13	B	1	4	1481
	14	C-R	2	1	1817
	15	A	1	3	1321
	16	B-R	1	4	1481
	17 *	C	2	2	1817
	18	A	2	3	1321
(M)	19	B	1	1	1481
(M)	20	D	2	3	2014
	21	B-R	1	2	1481
	22	D-R	1	4	2014
	23	B-R	2	1	1481
	24	A	1	3	1321
	25	D	2	1	2014
	26	C-R	1	4	1817
	27	B	2	2	1481
	28	A	1	4	1321
	29	A	2	3	1321
	30	D	2	1	2014
	31	D-R	1	3	2014
	32	C	2	1	1817
	33	D-R	2	3	2014
	34	D	1	4	2014
	35	B-R	1	2	1481
	36	A	1	1	1321
	37	C-R	2	3	1817
	38	D	2	2	2014
	39	B-R	1	4	1481
	40	B-R	2	1	1481
	41	C	1	4	1817
	42	D	1	3	2014
	43	C	2	1	1817
	44	D	2	3	2014
	45	D-R	2	2	2014
	46	C	2	3	1817
	47	D	1	2	2014
	48	B	1	3	1481
	49	A-R	2	4	1321
	50	B	1	2	1481
	51	A-R	1	4	1321
	52	D-R	2	3	2014

PD 86004
EXHIBIT C

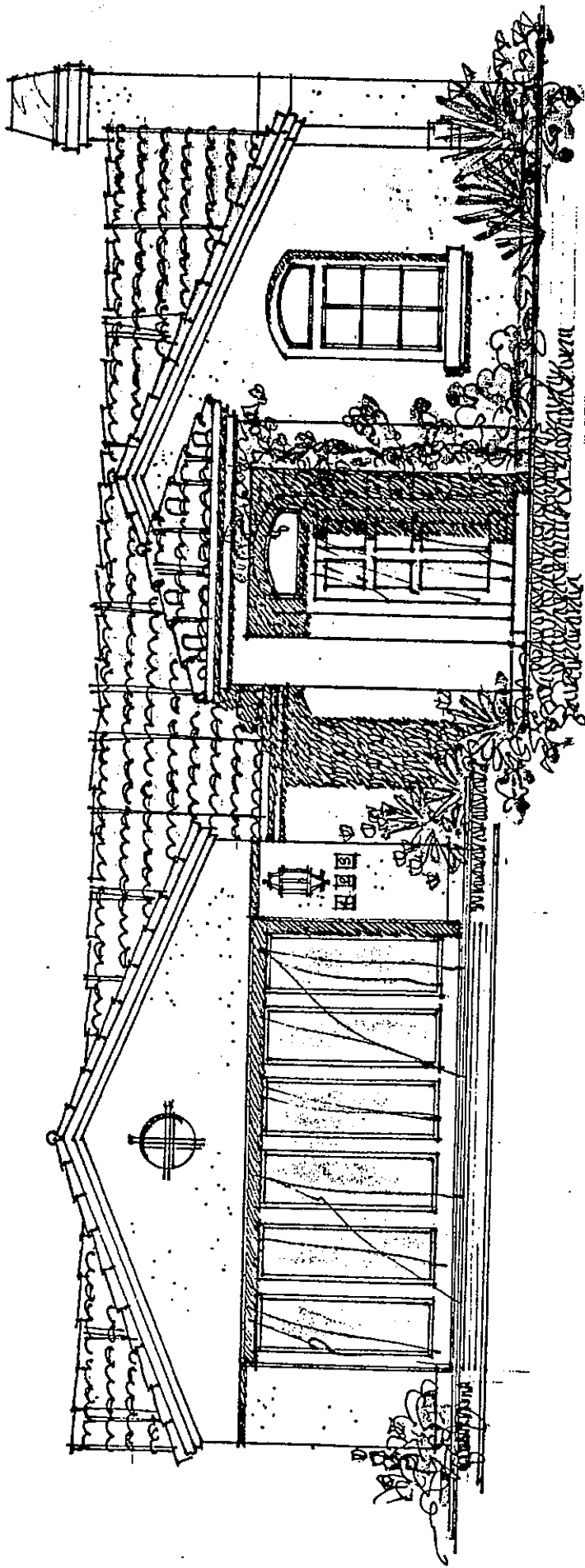
53	B-R	2	2	1481
54	B-R	1	4	1481
55	B	2	3	1481
56	A	1	1	1321
57	C	1	4	1817
58	A	2	1	1321
59	C-R	2	3	1817
60	C-R	1	1	1817
61	D-R	1	3	2014
62	B	1	2	1481
63*	D	2	4	2014
64	D	1	1	2014
65	B	1	3	1481

* WITH TRELIS
(M) MODEL

(page two) EXHIBIT C

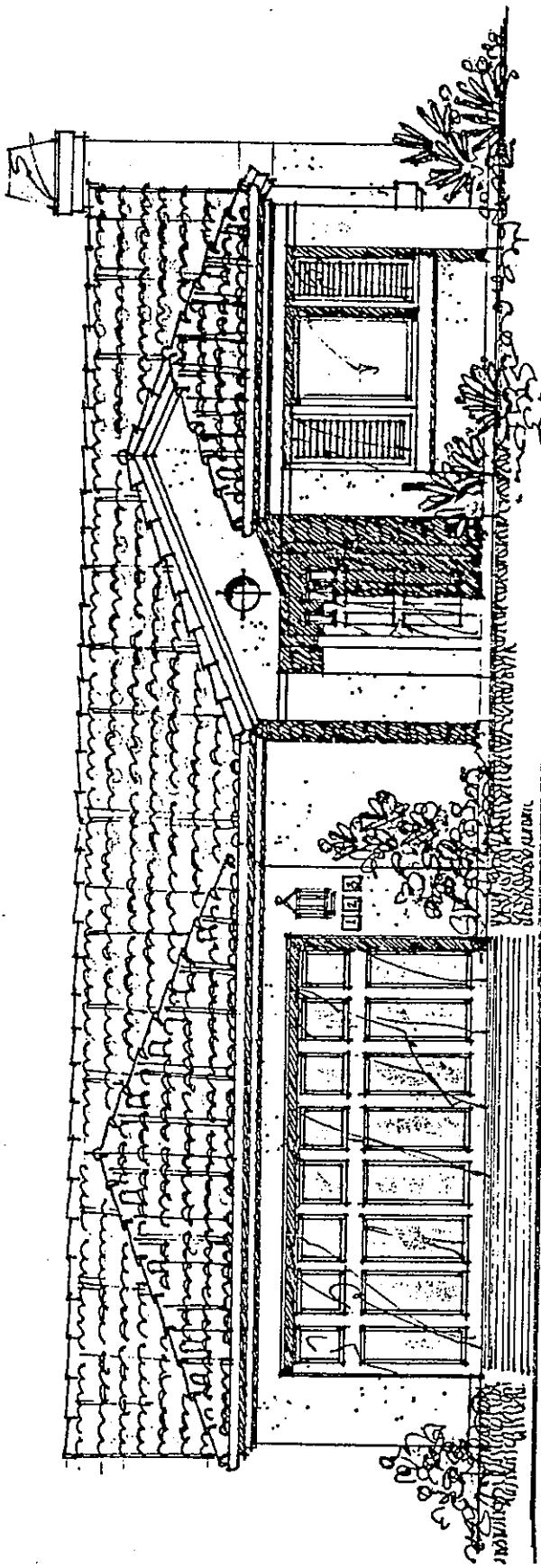
City of El Paso de Robles

EXHIBITS D1 - D4 (floor plans)
and EXHIBITS E1 - E7 (elevations)
are on file in the Community
Development Department



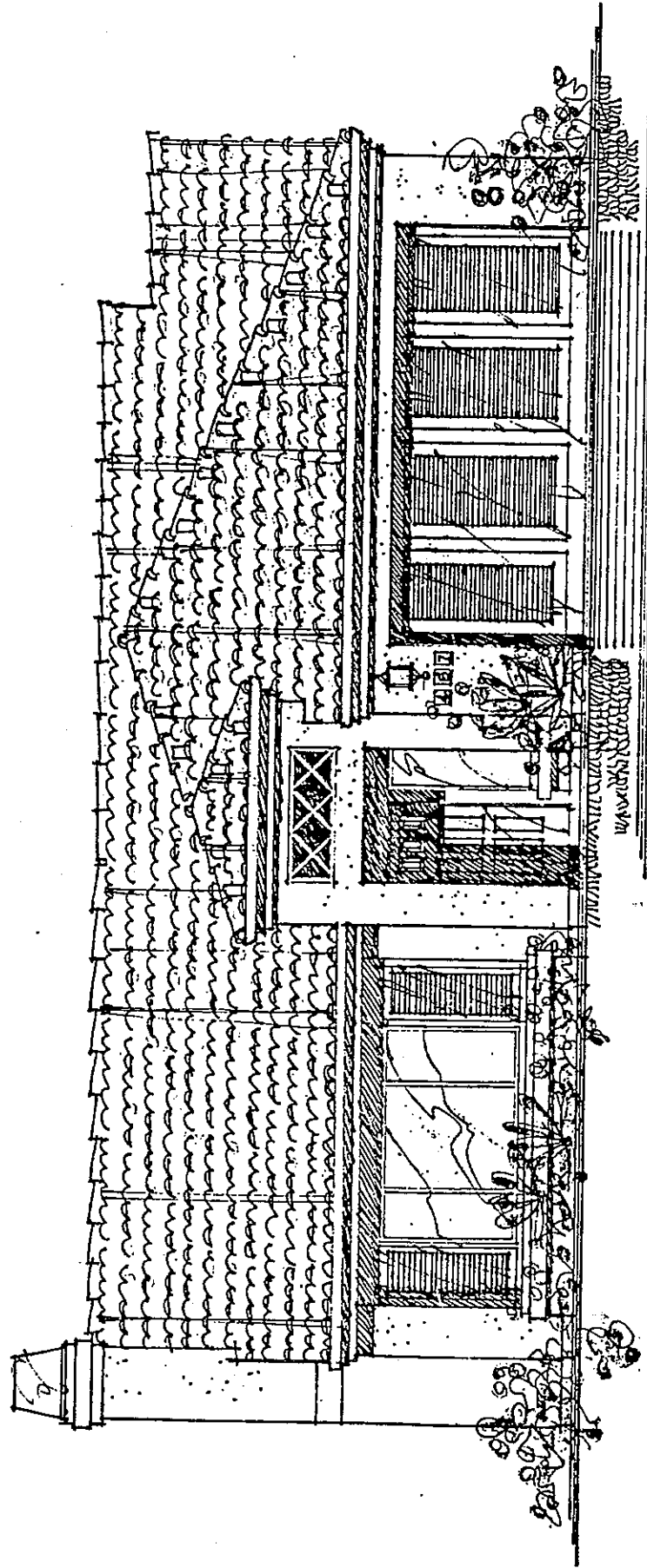
W I S T A D E L P I O P L A N A . I

EXHIBIT F-1



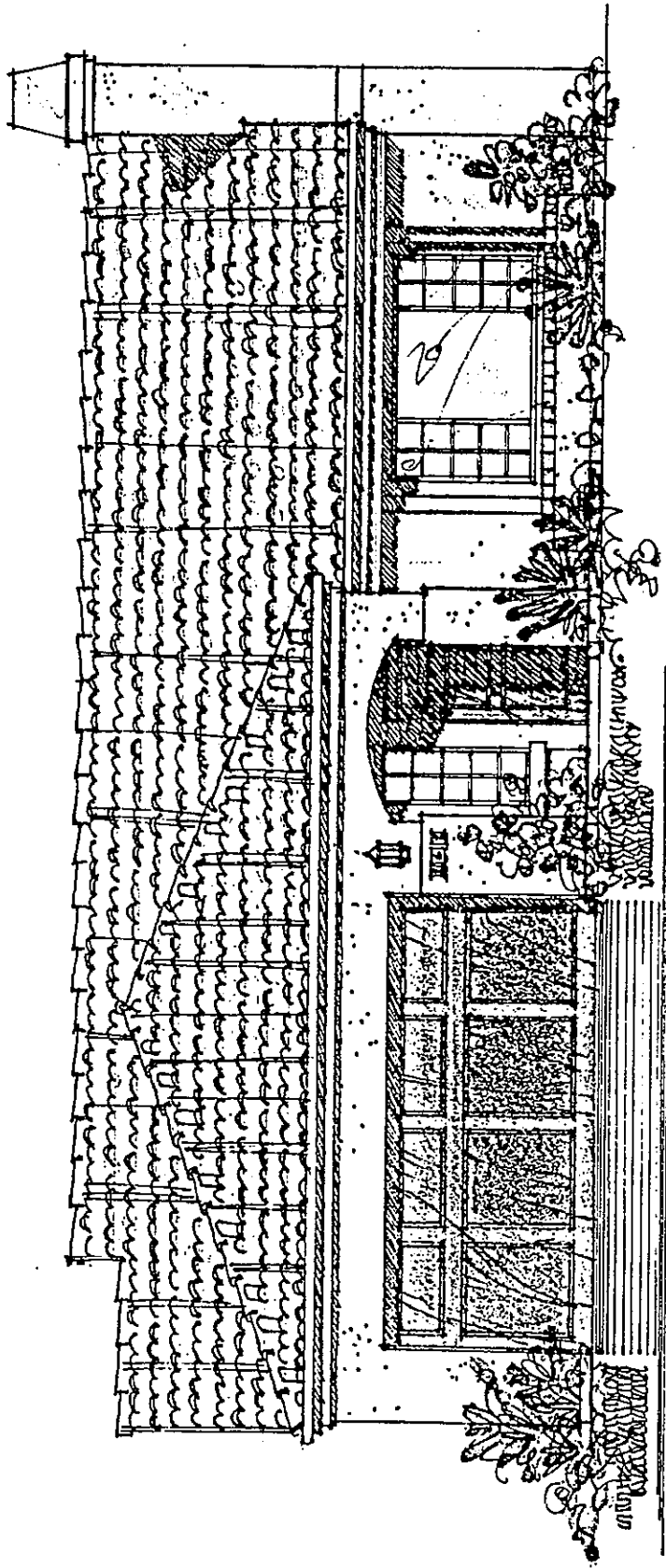
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EXHIBIT F-2



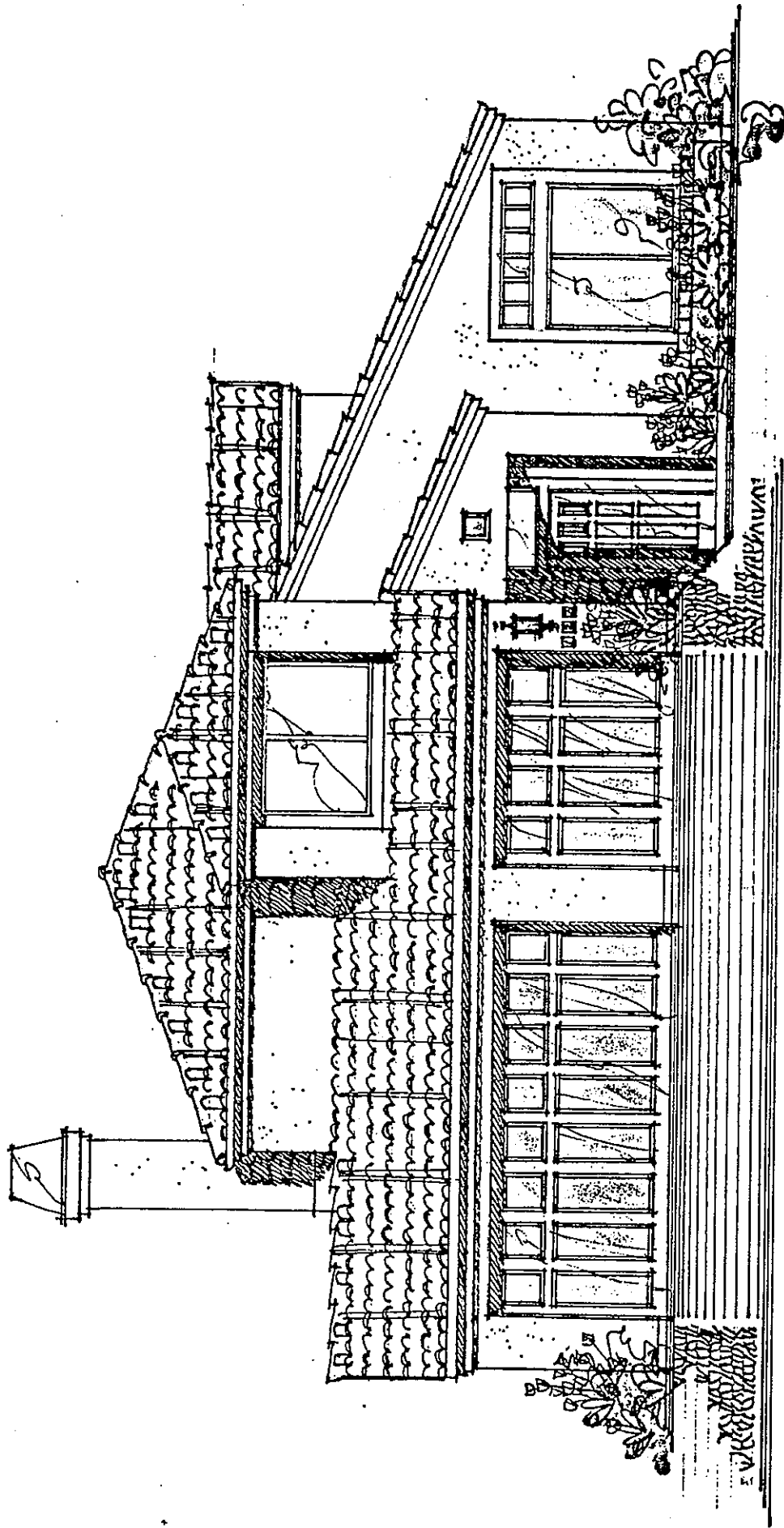
H V I S T A D E L P I O P L A N B · I #

EXHIBIT F-3



■ V I S T A D E L P I O ■ P L A N B · II ■

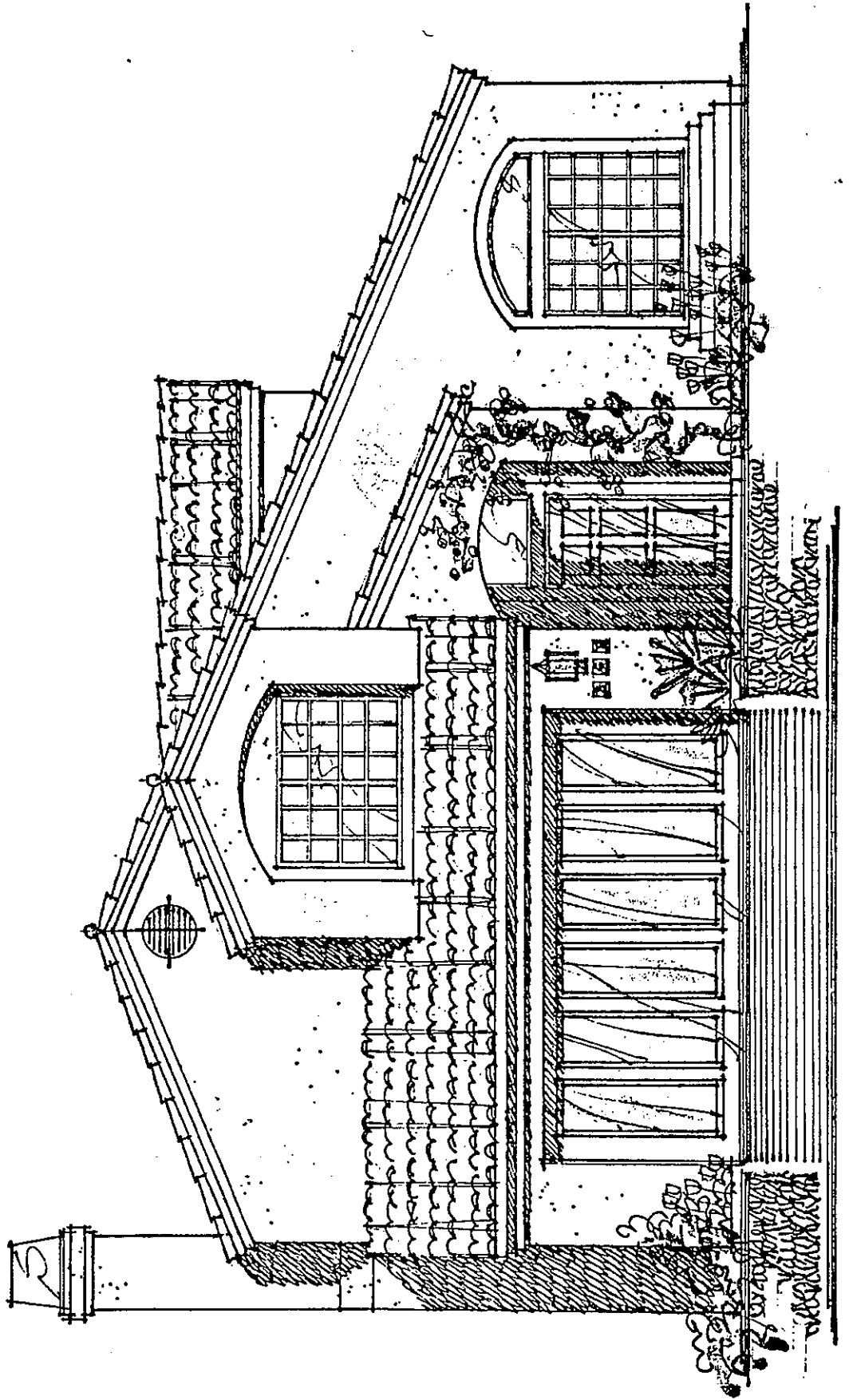
EXHIBIT F-4



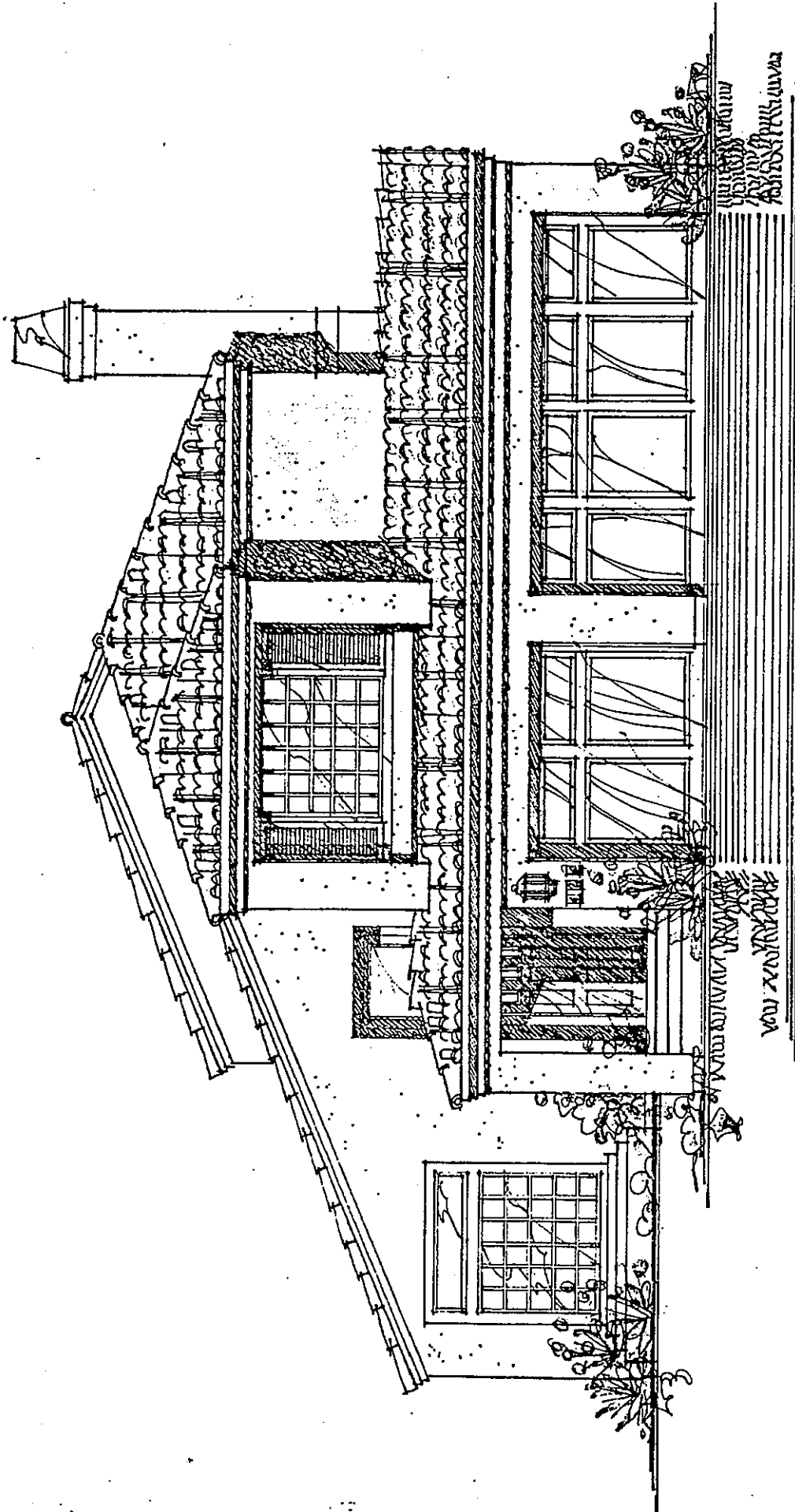
V I S T A D E L P I O # P L A N C I

EXHIBIT F-5

EXHIBIT F-6

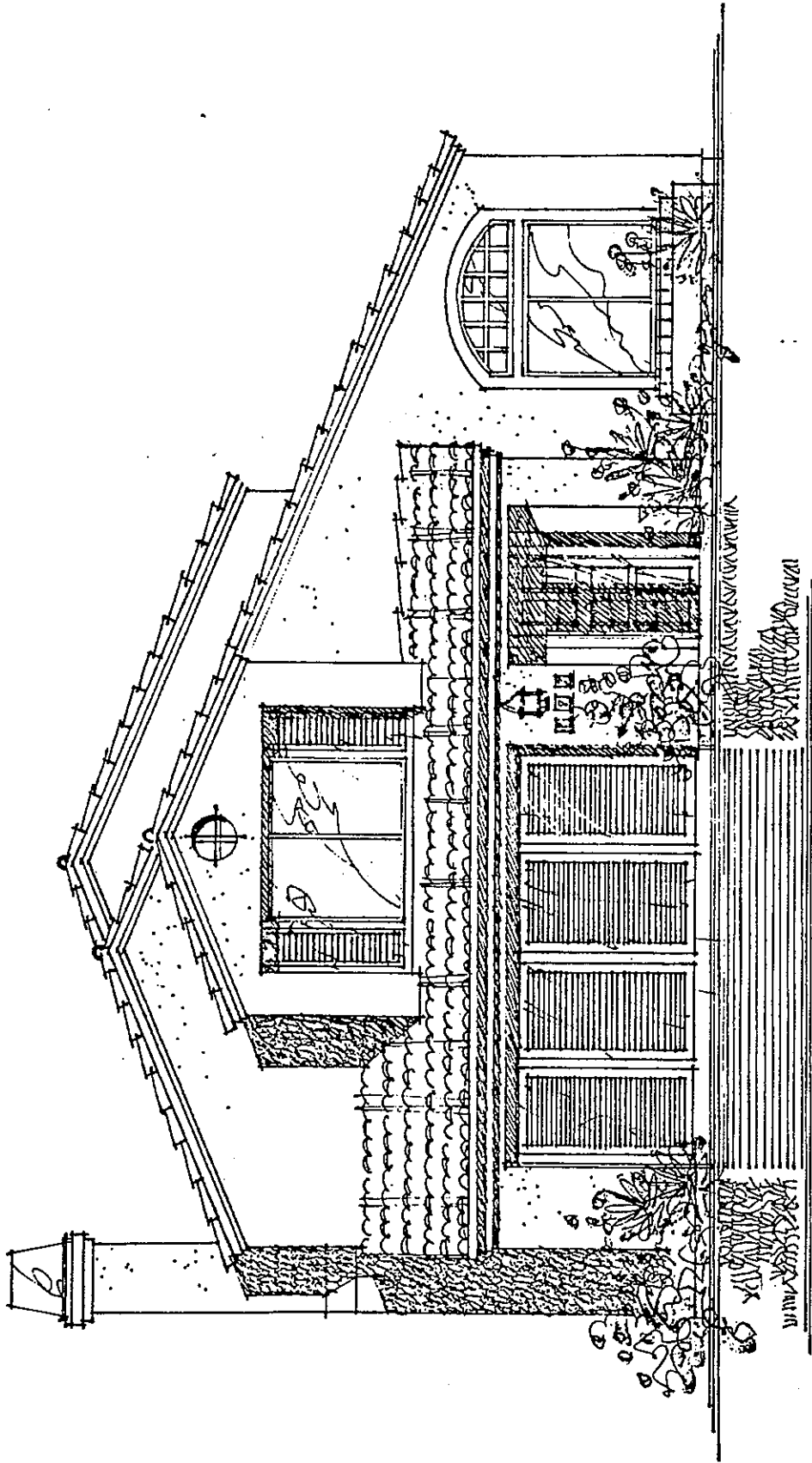


V I S T A D E L P I O # P L A N C . I I



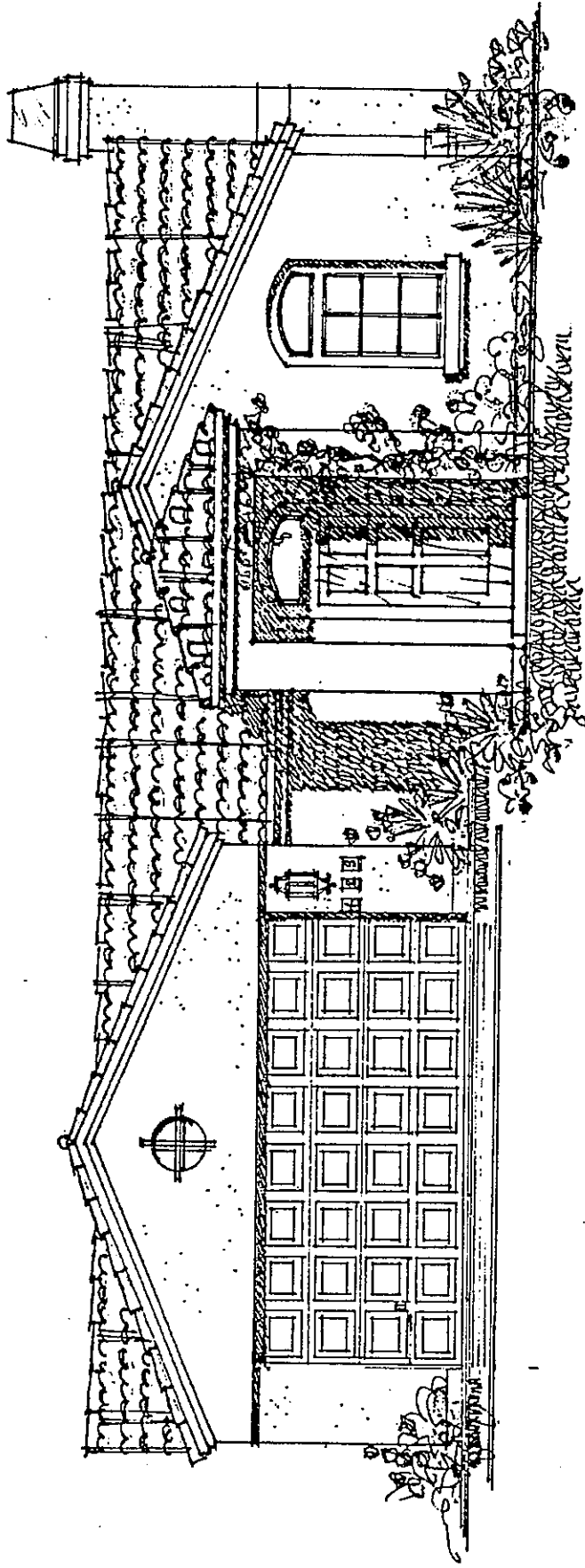
W. Y. I. S. T. A. D. E. L. P. I. O. H. P. L. A. N. D. O. I. R.

EXHIBIT F-7



V I S T A D E L P I O # P L A N D . I I

EXHIBIT F-8



REGISTERED ARCHITECT

**EXHIBIT 6
METAL GARAGE DOORS
(TYPICAL)**

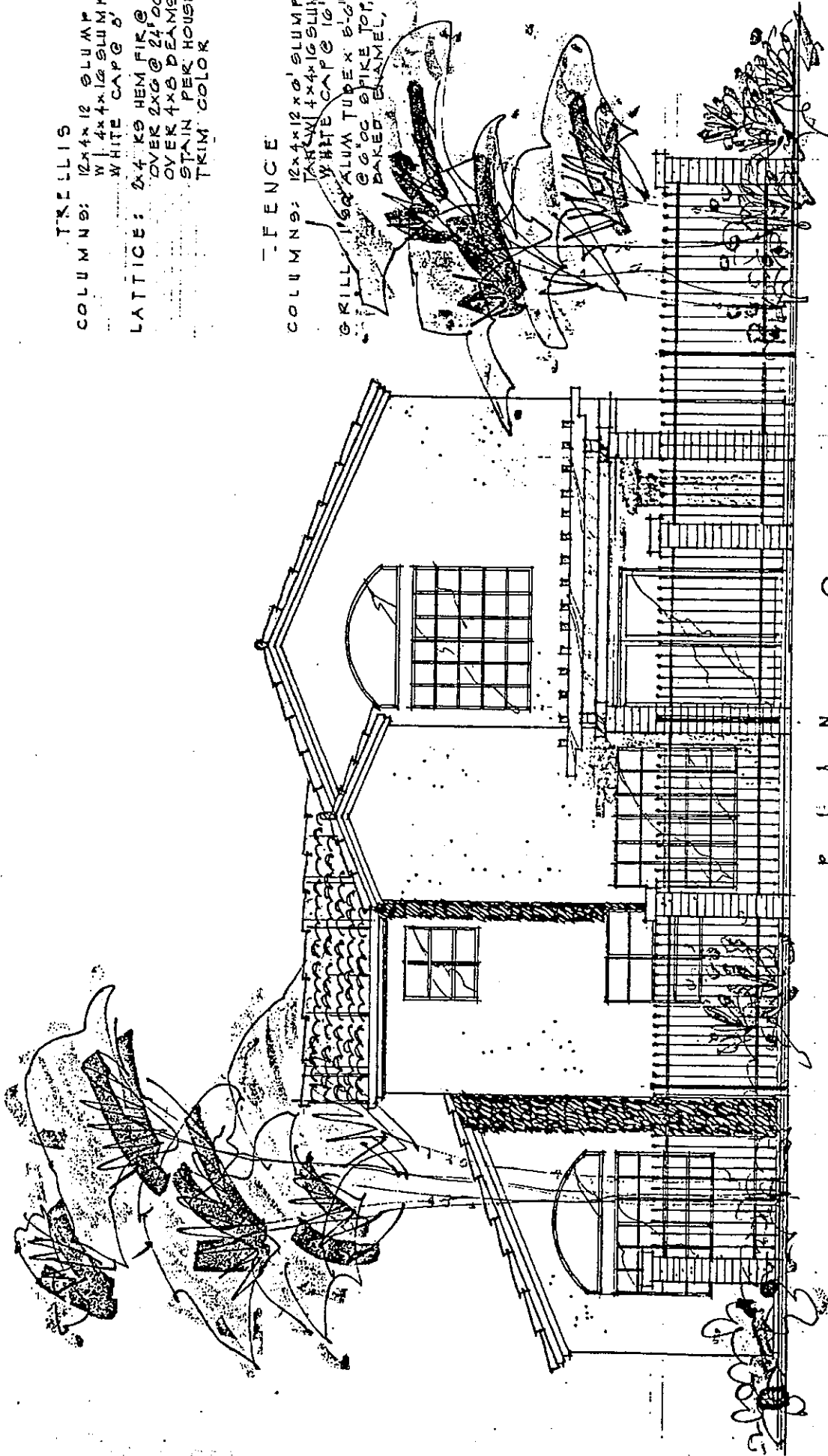
TRILLIS

COLUMNS: 12x4x12 SLUMP TAN
W/ 4x4x12 SLUMP
WHITE CAP @ 8'

LATTICE: 2x4 K9 HEM FIR @ 12" OC
OVER 2x6 @ 24" OC
OVER 4x8 BEAMS
STAIN PER HOUSE
TRIM COLOR

FENCE

COLUMNS: 12x4x12 x 8' SLUMP
TAN W/ 4x4x12 SLUMP
WHITE CAP @ 16' OC
GRILL 1" ALUM TUBE X 8'-0" HT
@ 6" OC SPIKE TOP, BLACK
PAKED ENAMEL, BLACK



W. J. T. H. P L A N C L L I C E

EXHIBIT #

DESIGN HOMES

Riverglenn - Vista Del Rio
Paso Robles, California

a Design Homes Community

EXTERIOR MATERIALS & COLOR SELECTIVE

ROOFING:

Concrete Tile
Mfg. Lifetile
Style Continental
Color:

1. 525 Riviera
2. 1521 Bisque

PLASTER:

3 Coat, Skip Trowel
Mfg. La Habra
Color:

1. X-79 Villa
2. X-50 Crystal White
3. X-82 Hacienda
4. X-26 Vintage

TRIM:

Paint: garage doors, entry doors, shutters
Mfg. Frazee
Color:

1. 5820W White
2. 4342M Dark Salmon
3. 4913M Teal

*Manufactures may vary

EXHIBIT I