

City of El Paso de Robles

RESOLUTION NO. 90-65

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 90004
(OWNER: FRENCH BROTHERS INVESTMENTS)

WHEREAS, Planned Development 90004 has been filed by French Brothers Investments in conjunction with Tract 1885 to establish approval of individual lot development, landscaping and fencing treatment for a proposed subdivision of approximately 41 acres of land located on the northwest corner of Buena Vista Road and Experimental Station Road, into 128 single family residential lots, and

WHEREAS, the site is located in the Borkey Area Specific Plan Area which effectively establishes Planned Development Overlay Zoning District requirements, 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 April 10, 1990 and May 1, 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, a resolution was adopted by the City Council finding that this project significantly complies with the adopted Borkey Area Specific Plan and the EIR which was adopted in conjunction with that plan and therefore not requiring additional environmental review under CEQA, 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:

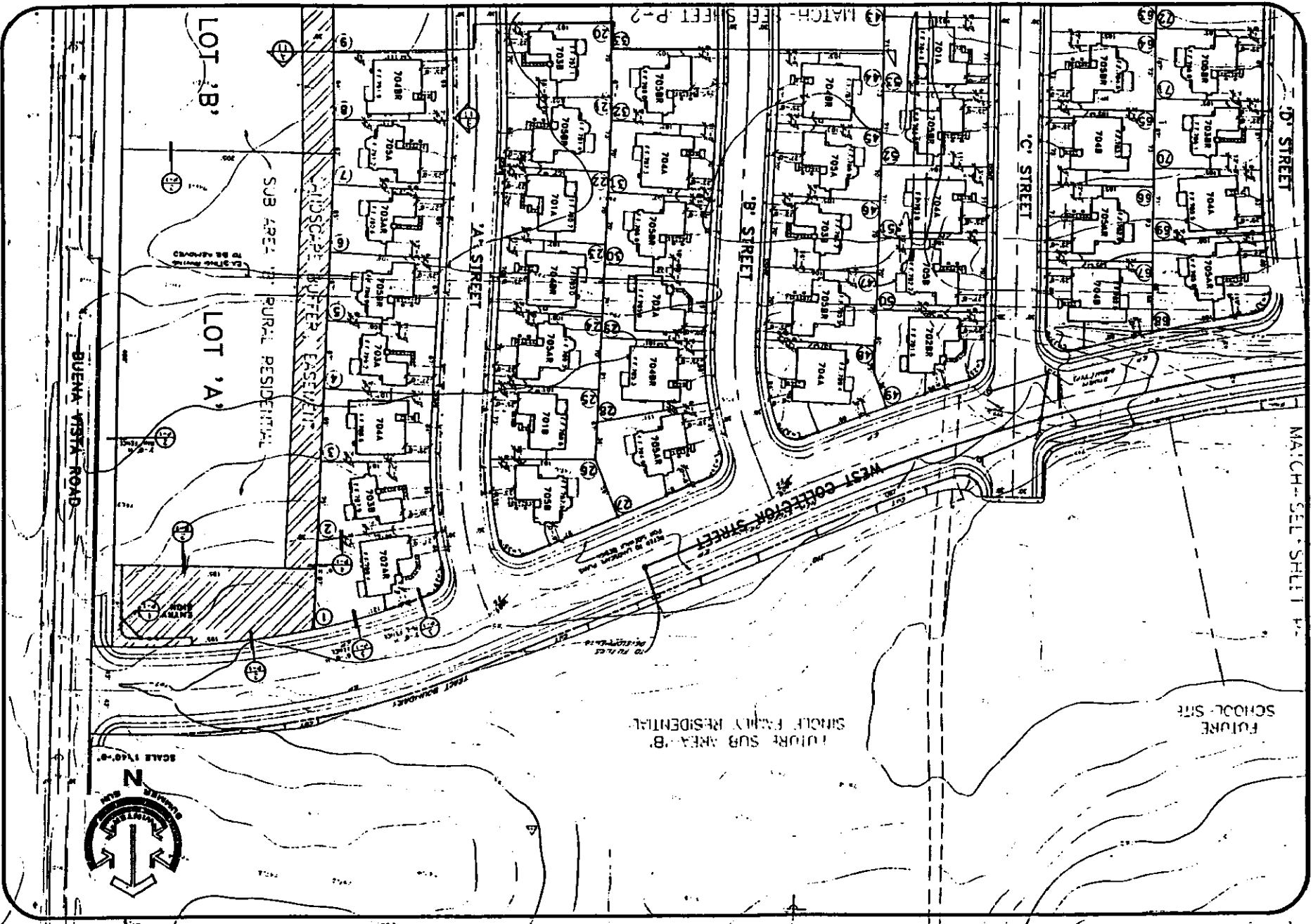
1. The proposed Planned Development is consistent with the policies established by the General Plan and Borkey Area Specific Plan for the City of El Paso De Robles;

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

PD 90004

EXHIBIT D-2



SHEET NO. 1
 TRACT 1895
 SANTA LUCIA HILLS
 SAN LUIS OBISPO CA 95061 (805) 544-0811
 2/2/90

SANTALUCIA HILLS
P.O. BOX 1798
SAN LUIS OBISPO CA 95069 (805) 444-2513

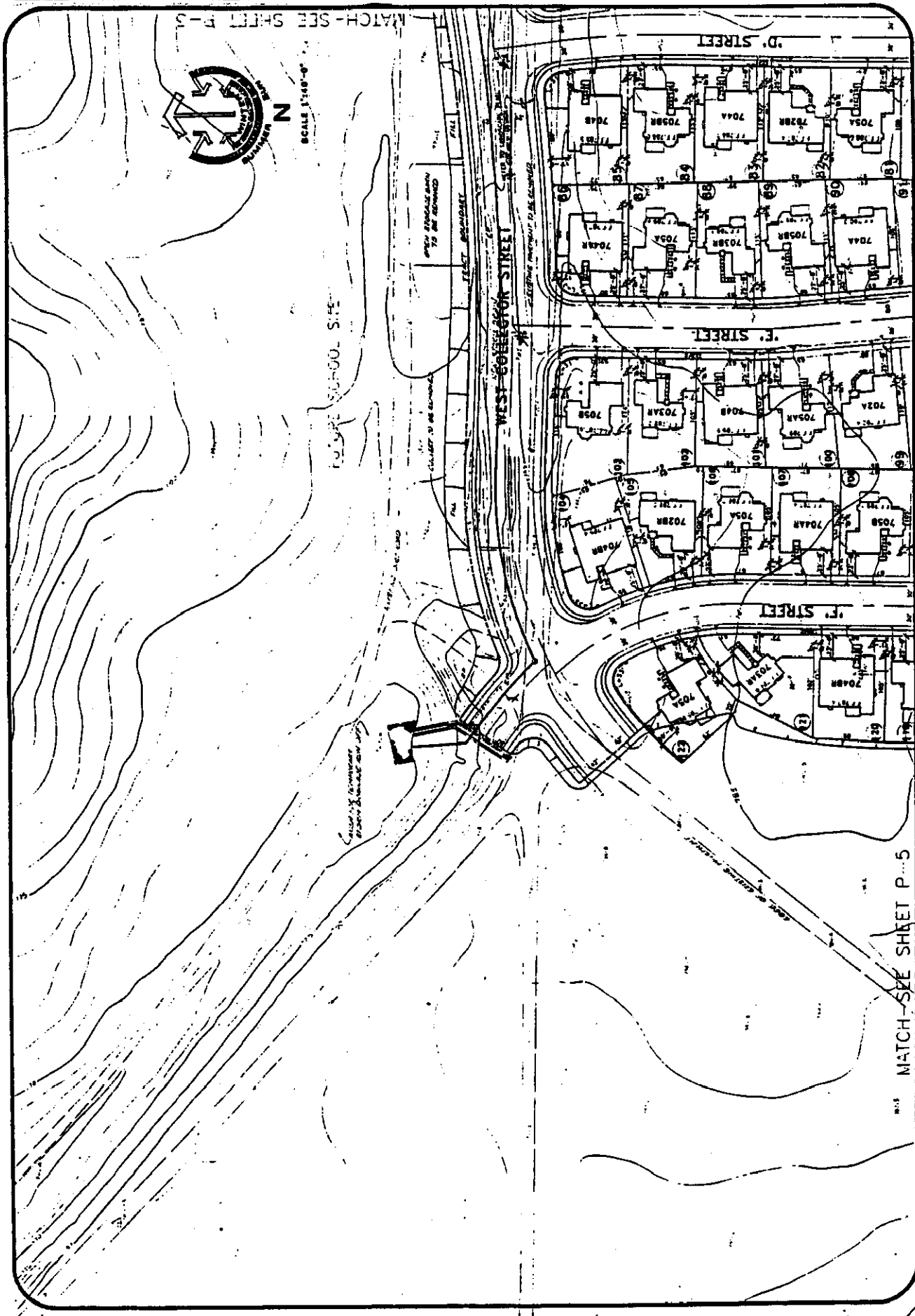


EXHIBIT D-3

PD 900004

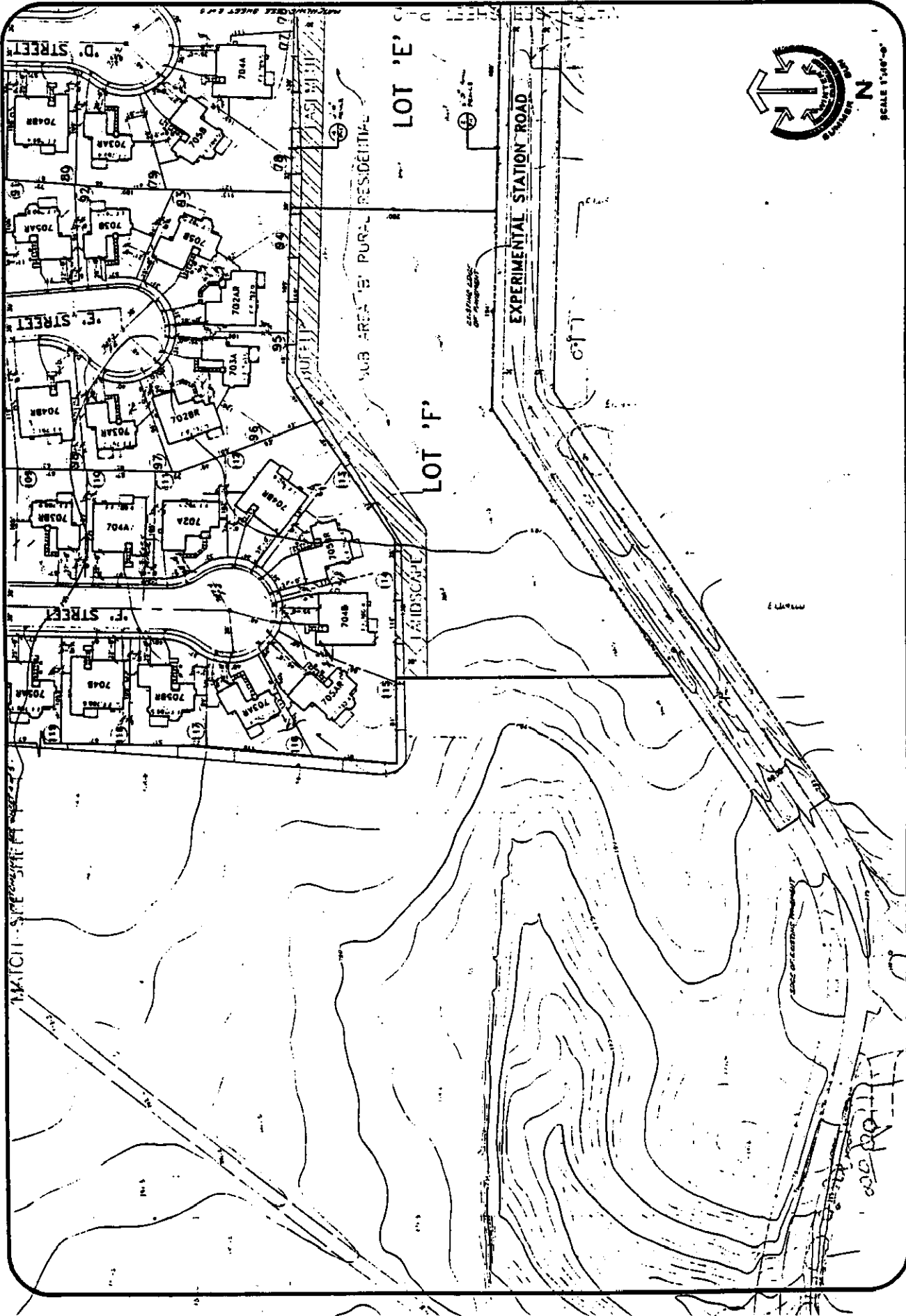


EXHIBIT D-4

PD 90004

8807
DATE
2/2/90

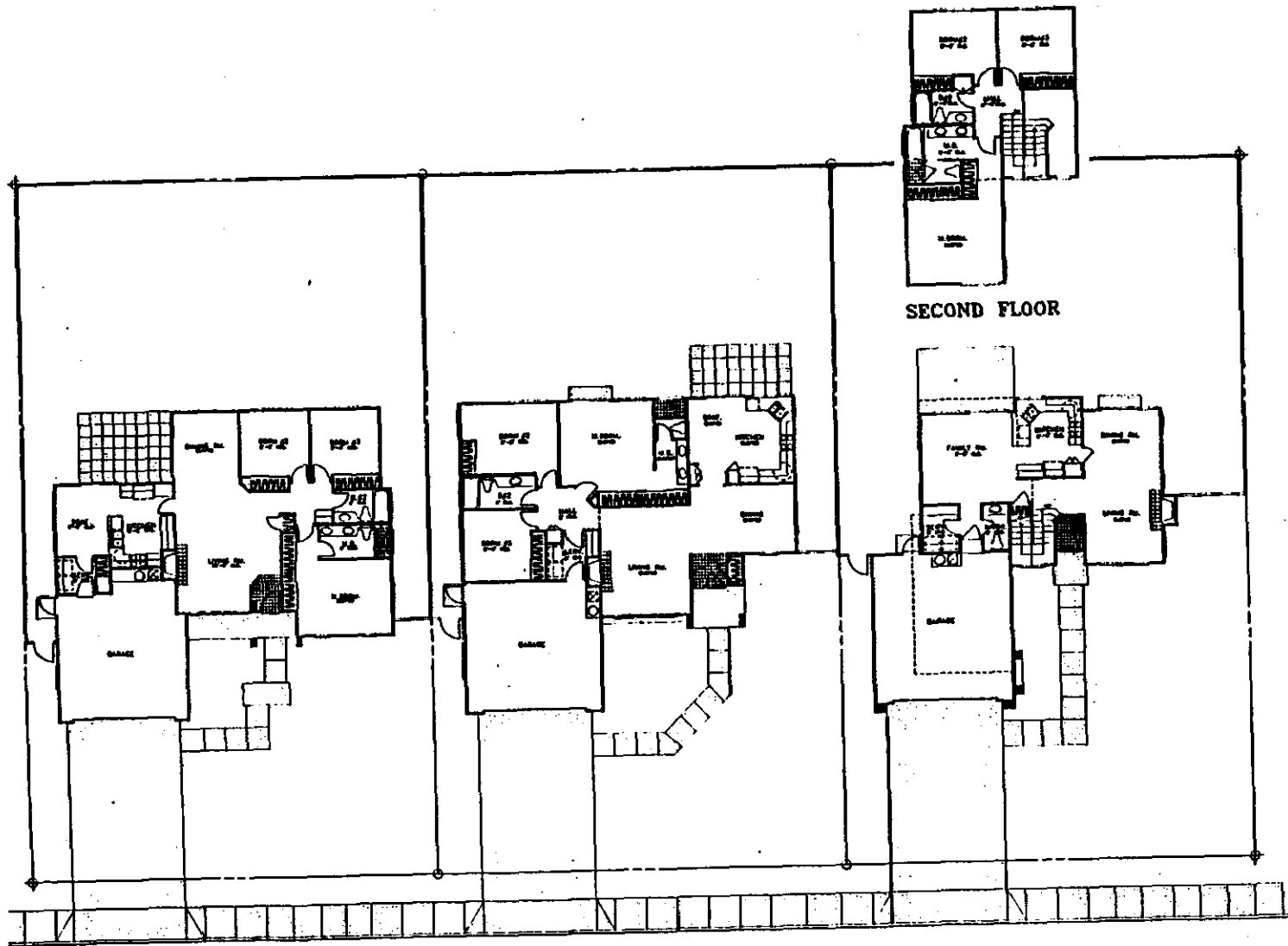
8807
DATE
2/2/90

SANTA LUCIA HILLS
P.O. BOX 1194
SAN LUIS OBISPO CA 93403 (805)-544-3813

FLOOR PLANS

TRACT 1895

6



701 PLAN
1460 SQ. FT.

702 PLAN
1581 SQ. FT.

703 PLAN
1739 SQ. FT.

PD 90004

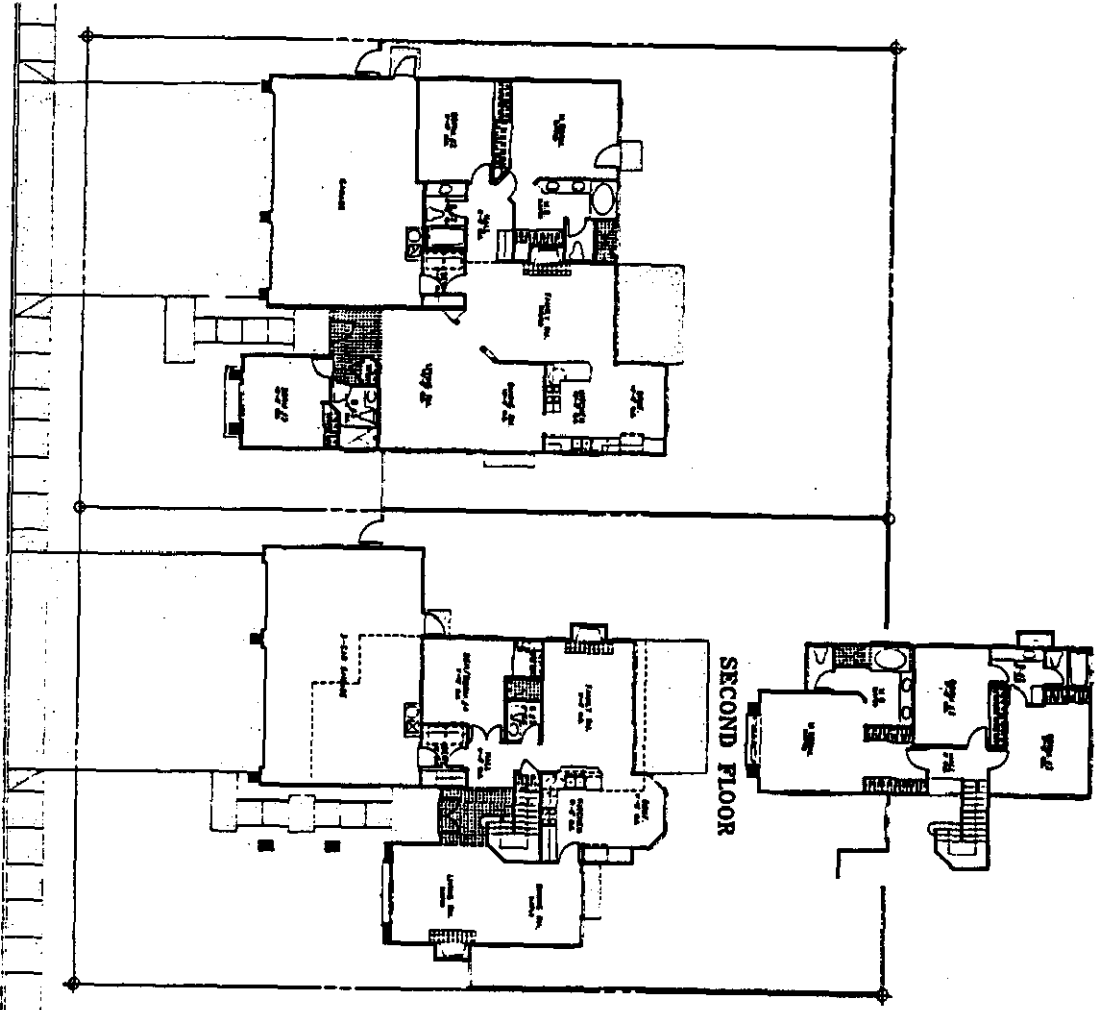
EXHIBIT E1

PD 90004

EXHIBIT E-2

704 PLAN
1876 SQ. FT.

705 PLAN
2080 SQ. FT.

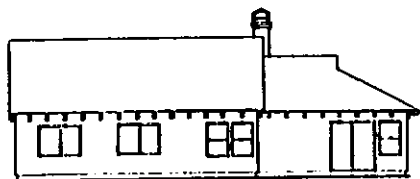


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| 7 | TRACT 1895 |
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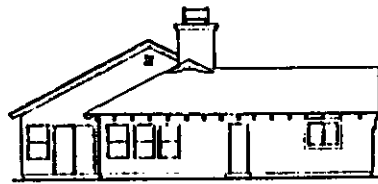
SANTA LUCIA HILLS
 P.O. BOX 1788
 SAN LUIS OBISPO CA 95466 (805) 844-2615

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|--------|
| 8807 |
| DATE |
| 2/2/80 |



REAR ELEVATION



LEFT SIDE ELEVATION

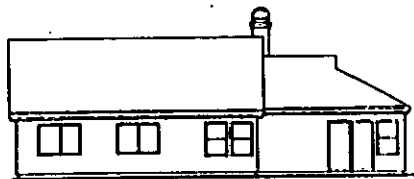


FRONT ELEVATION

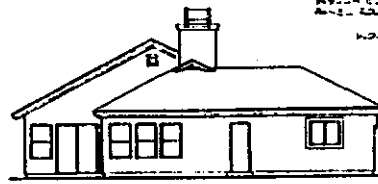


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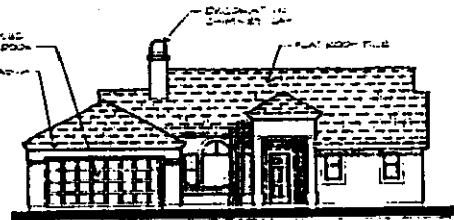
701A



REAR ELEVATION



LEFT SIDE ELEVATION

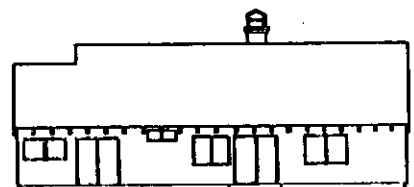


FRONT ELEVATION

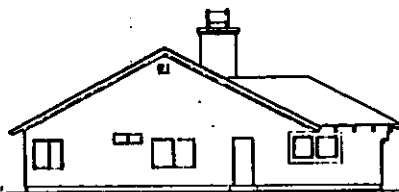


RIGHT SIDE ELEVATION

701B



REAR ELEVATION



LEFT SIDE ELEVATION

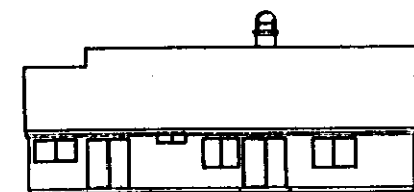


FRONT ELEVATION



RIGHT SIDE ELEVATION

702A



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

702B

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

DATE: 8/07
BY: 2/2/00

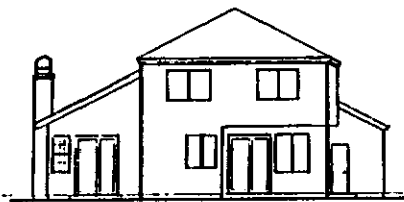
SANTA LUCIA HILLS
P.O. BOX 1796
SILVER LANE OCEANO CA 92688 (949) 444-3813

ELEVATIONS
TRACT 1895

8

PD 90004

EXHIBIT F-1



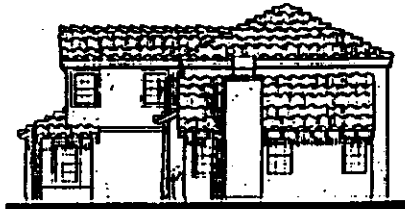
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

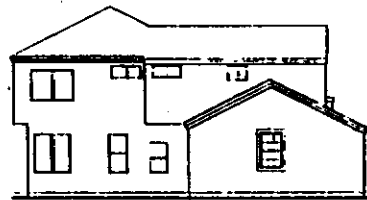


RIGHT SIDE ELEVATION

703A



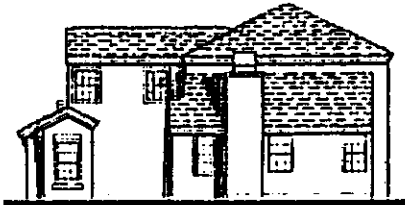
REAR ELEVATION



LEFT SIDE ELEVATION

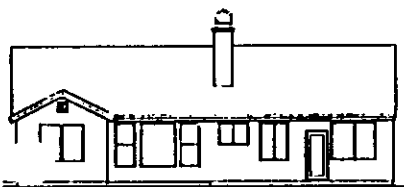


FRONT ELEVATION



RIGHT SIDE ELEVATION

703B



REAR ELEVATION



LEFT SIDE ELEVATION

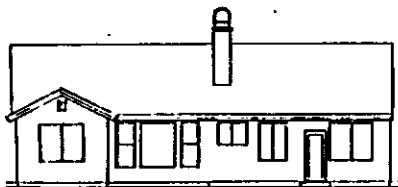


FRONT ELEVATION



RIGHT SIDE ELEVATION

704A



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

704B

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

DATE: 8/8/07
 DATE: 2/2/00

PROJECT: 1895

SANTA LUCIA HILLS
 P.O. BOX 1708
 SAN LUIS OBISPO, CA 95068 (805) 844-3515

ELEVATIONS

TRACT 1895

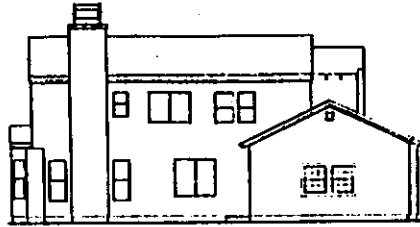
9

PD 90004

EXHIBIT F-2



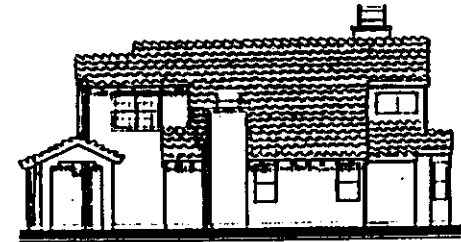
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

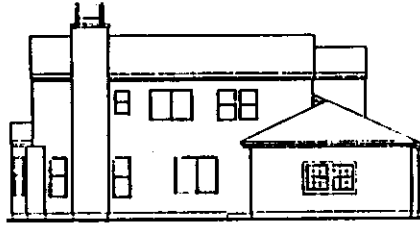


RIGHT SIDE ELEVATION

705A



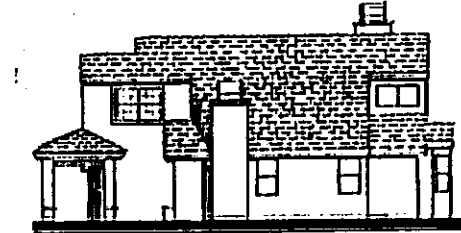
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

705B

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

DATE: 8/07
BY: 2/2/80

NO. 1000000

SANTA LUCIA HILLS
P.O. BOX 1769
SAN LUIS OBISPO CA 94969 (805) 444-3813

EXHIBIT ELEVATIONS
TRACT 1895

10

PD 90004

EXHIBIT F-3

EXHIBIT G - COLOR AND MATERIAL BOARD
is on file in the Community Develop-
ment Department

City of El Paso de Robles

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 90004 subject to the following conditions:

1. The maximum number of buildable residential lots within this Planned Development shall be 128. Lots shall be arranged as approved by Tentative Tract 1895, attached as a portion of 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:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u> |
|----------------|--|
| A | Resolution approving Tract 1885 and its Exhibits* |
| B1-B2 | Landscaping plans: 30 foot landscape buffers, street tree planting plan, entrance treatment and planting palette |
| C | Fencing sign and mailbox details: entry sign, rail fence, street fencing, rear and side yard fencing |
| D1-D4 | Site Plan - setbacks and placement of models |
| E1-E2 | Floor Plans |
| F1-F3 | Elevations |
| G1-G2 | Color Board for model homes and fencing* |

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

3. The applicant shall submit detailed development plans for the homes on lots A through F to the Architectural Review Committee for review and approval prior to obtaining building permits for those units. The level of detail provided for these homes shall be consistent with the details provided for the development of the remaining 122 lots within the subdivision.

City of El Paso de Robles

4. The housing mix shall be as follows:

| Phase I Model | # | Phase II Model | # |
|------------------|-----------|-------------------|-----------|
| A (701) | 5 | B (702) | 7 |
| B (702) | 8 | C (703) | 11 |
| C (703) | 11 | D (704) | 17 |
| D (704) | 18 | E (705) | 20 |
| E (705) | 25 | Rural lots | 6 |
| Rural lots | 2 | | |
| Total | 67 | Total | 55 |

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 such requests for changes being made in writing to the City Planner.

5. The applicant shall submit landscaping and screening plan details for and of the well site to the Architectural Review Committee for final review and approval. The intent of the condition is to provide a visual buffer of the well improvement from Buena Vista Road and adjacent properties.

6. Project development, including but not limited to landscaping, park development and construction of homes shall be in compliance with the policies (Page 42) and project design requirements (Pages 69-73) as established by the Final Borkey Area Specific Plan.

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 and fencing maintenance shall be under a Benefit Maintenance District with the option for the City Council to contract maintenance services to a Home Owner's Association if one is formed.

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 caliper size for all trees used for street tree planting or entrance way planting shall be 1-1/2-inches.

City of El Paso de Robles

PASSED AND ADOPTED THIS 1st day of May, 1990 by the following
Roll Call Vote:

AYES: Russell, Cousins, Conway and Martin


NOES: None

ABSENT: Reneau



MAYOR STEVEN W. MARTIN

ATTEST:



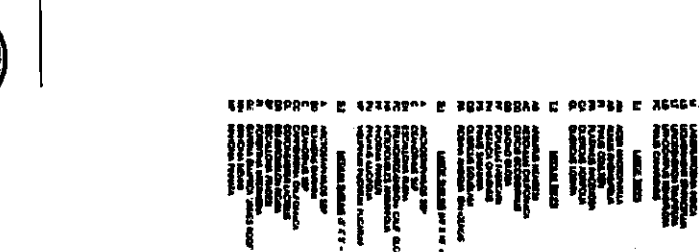
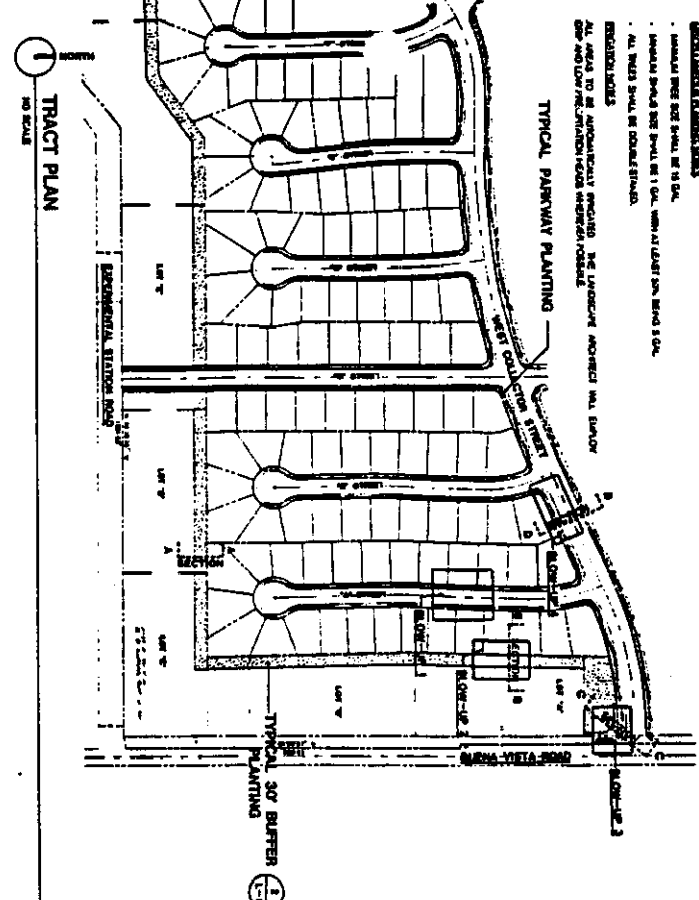
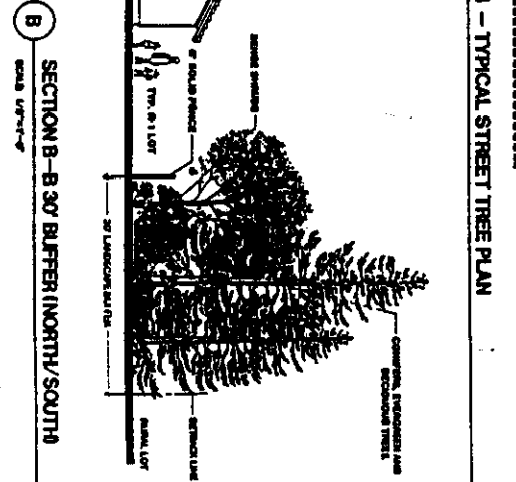
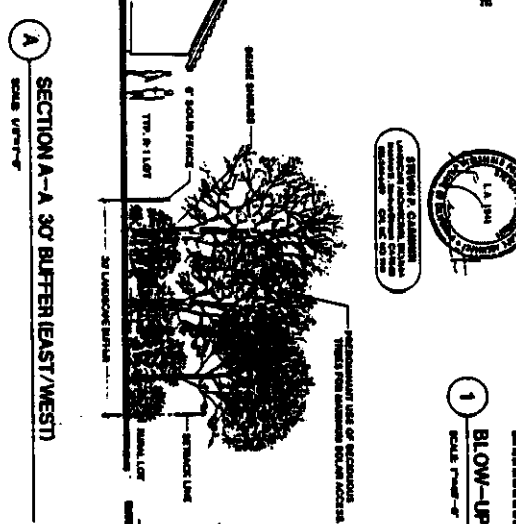
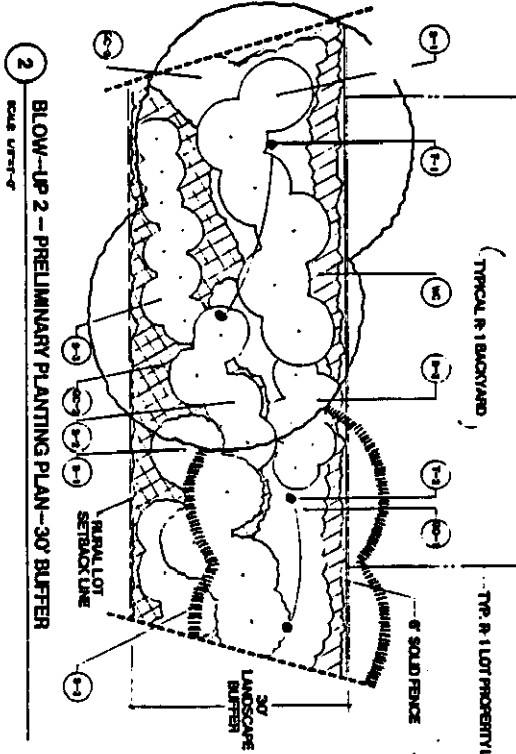
JERRY BANKSTON, CITY CLERK

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**EXHIBIT A - TRACT 1895 RESOLUTION AND EXHIBITS
are on file in the Community Development Department**

PD 90004

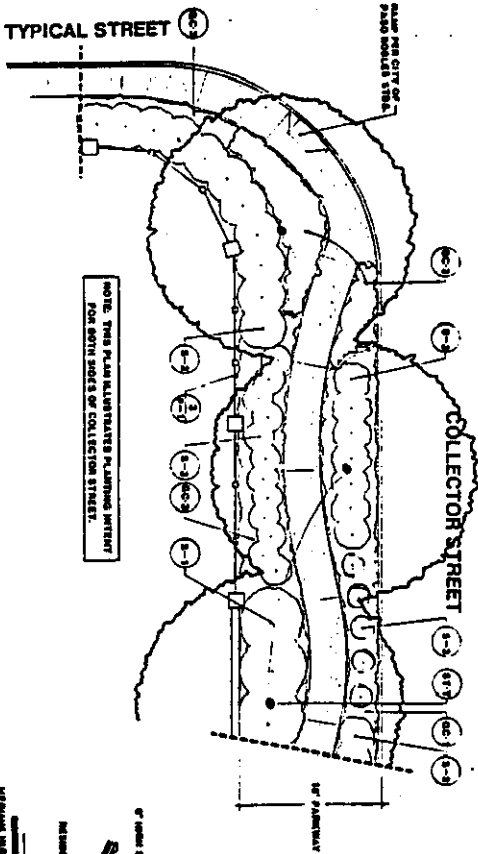
EXHIBIT B-1



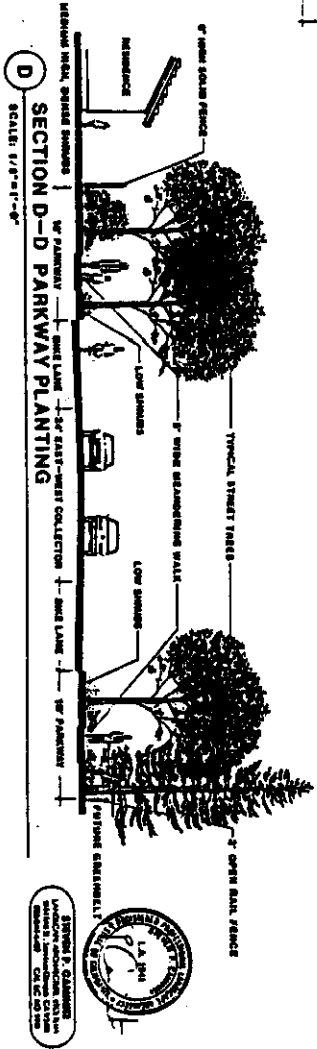
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PD 90004

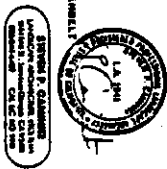
EXHIBIT B-2



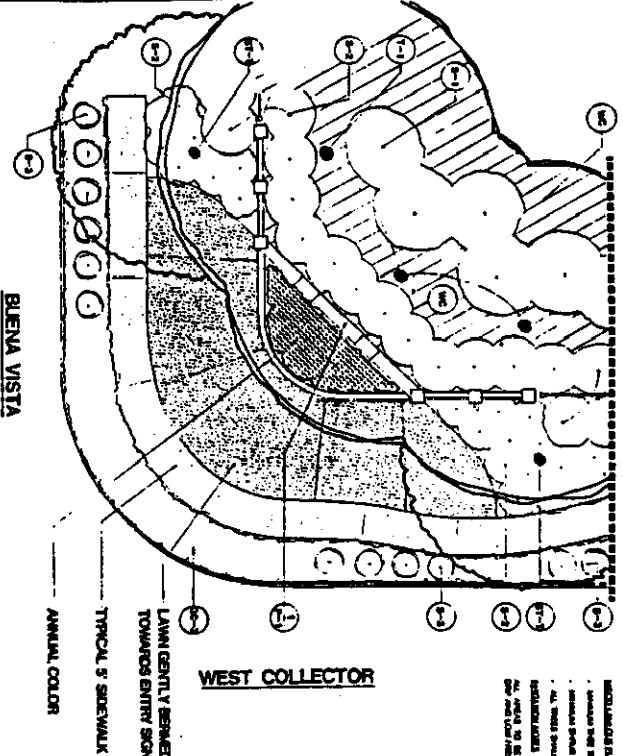
4 BLOW-UP 4 - PRELIMINARY PLANTING OF PARKWAYS
SCALE: 1/8"=1'-0"



D SECTION D-D PARKWAY PLANTING
SCALE: 1/8"=1'-0"



3 BLOW-UP 3 - ENTRY PRELIMINARY PLANTING PLAN
SCALE: 1/8"=1'-0"



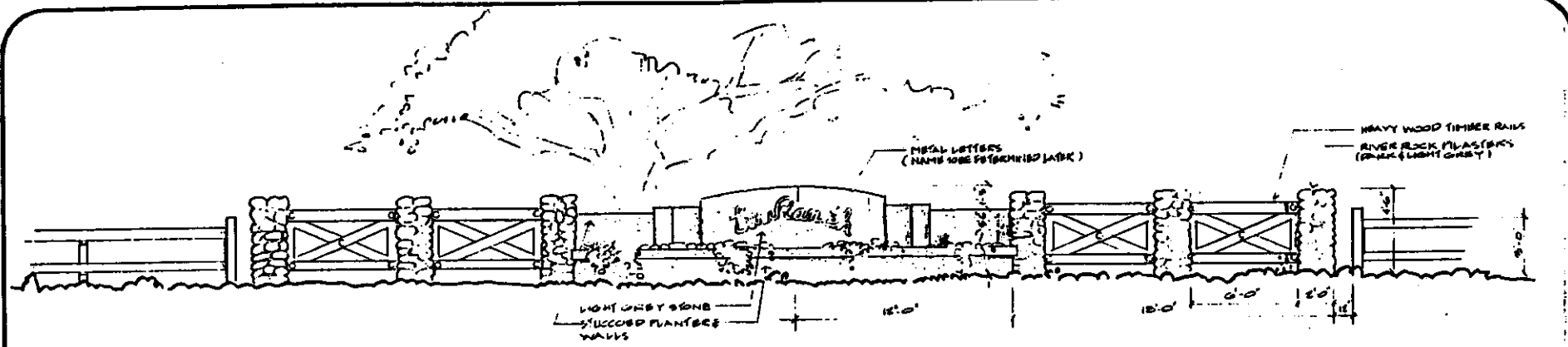
C SECTION C-C - PROJECT ENTRY
SCALE: 1/8"=1'-0"



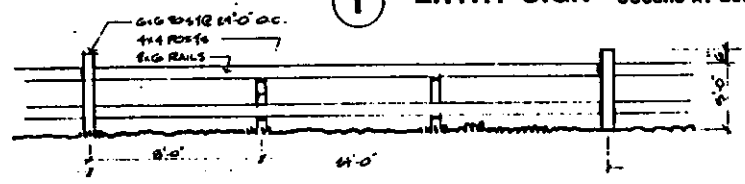
INSTALLATION INSTRUCTIONS:
 1. PLANTING TIME AND SHALL BE IN THE
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| 10 | 10 | PLANTING SHALL BE IN THE | 10 |
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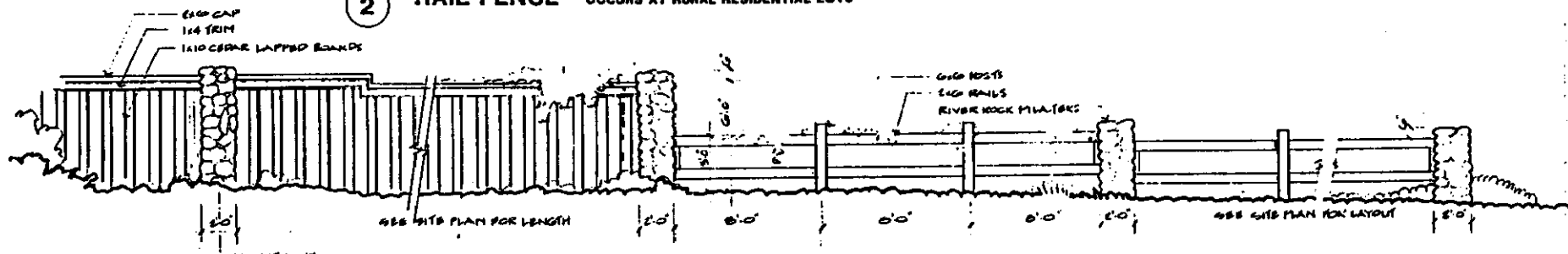
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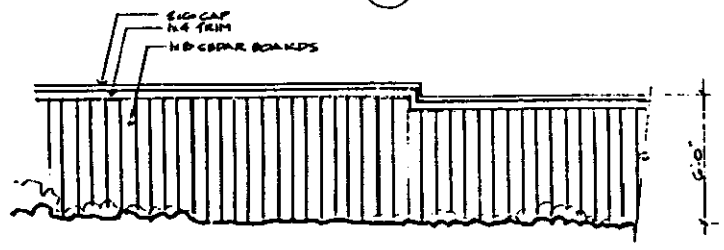
① ENTRY SIGN OCCURS AT BUENA VISTA & WEST COLLECTOR ST.



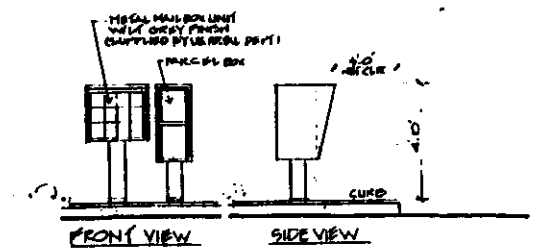
② RAIL FENCE OCCURS AT RURAL RESIDENTIAL LOTS



③ STREET FENCING ALONG WEST COLLECTOR ST. & ENTRY



④ REAR & SIDE YARD FENCING



⑤ MAILBOX DETAIL

DATE: 8/8/07
BY: [blank]
3/2/80

NO. [blank]

SANTA LUCIA HILLS
P.O. BOX 1788
SANTA LUCIA, CALIFORNIA 92080
PHONE: (866) 444-1811

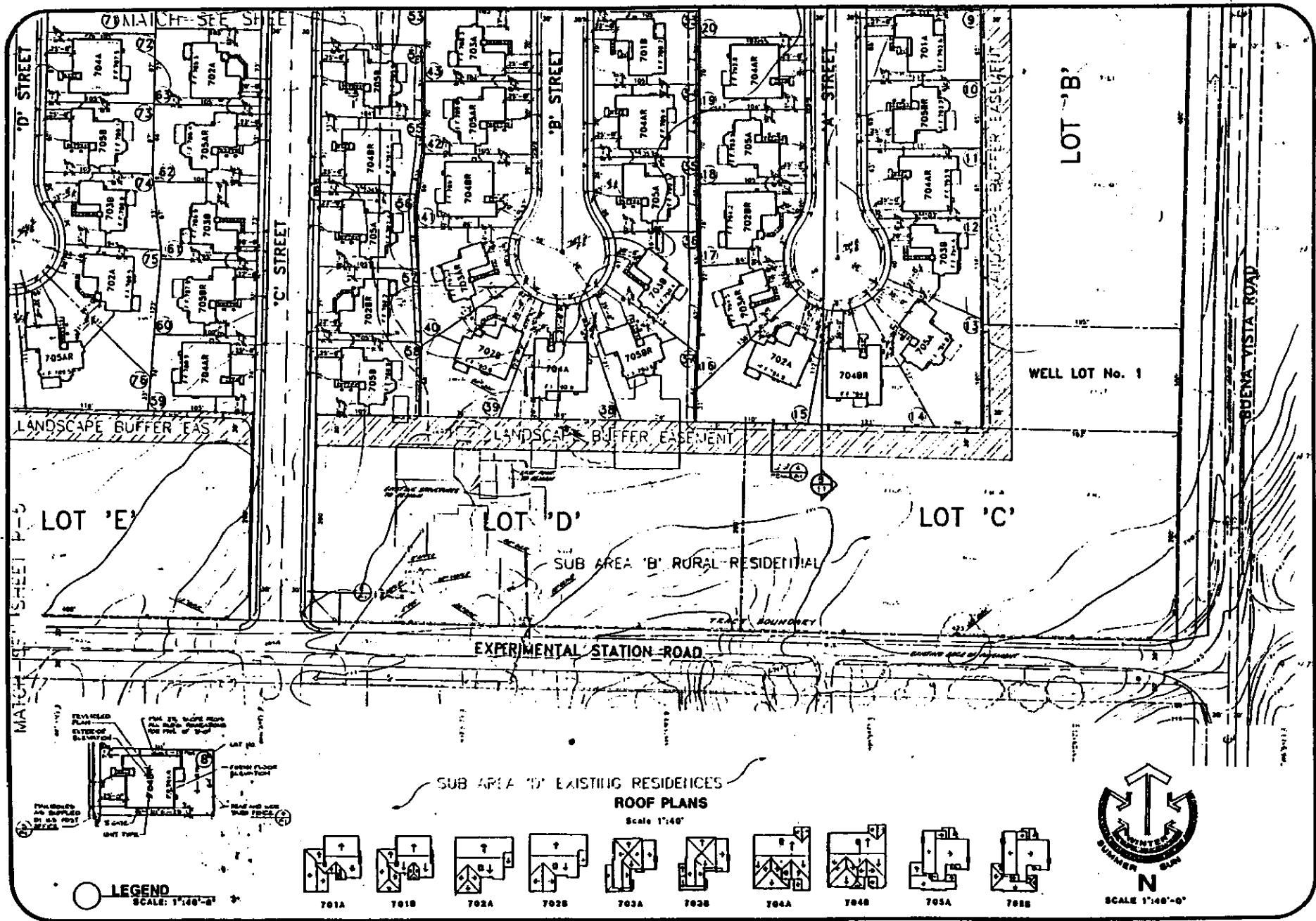
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TRACT 1895

REV: P-1

PD 90004

EXHIBIT C



8807
 2/2/80
 SANTA LUCIA HILLS
 SAN LUIS OBISPO, CA 93268 (805) 544-3813
 TRACT 1895
 P-2

PD90004

EXHIBIT D-1