

City of El Paso de Robles

RESOLUTION NO: 90-115
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING A ONE YEAR TIME EXTENSION FOR
PLANNED DEVELOPMENT 88002
(NOEL RODMAN - AIRCRAFT HANGAR WITH OFFICES)

WHEREAS, Noel Rodman has filed an application for time extension to Planned Development 88002 which authorizes the construction of an approximate 11,000 square foot aircraft hangar with offices, located east of Wing Way, on the northwest corner of Industrial Taxiway and Taxiway "D", and

WHEREAS, the applicant filed the time extension request with the City prior to the date of expiration of the Planned Development approval, and

WHEREAS, the City Council considered the applicant's time extension request at their meeting of June 19, and considered facts as presented in the staff report prepared for this project request, and

WHEREAS, it was determined that no necessary changes to the approved resolution no. 88-41 were necessary.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant a one year time extension, subject to the conditions of approval contained in Resolution no. 88-41 (on file in the Community Development Department).

PASSED AND ADOPTED THIS 19th day of June, 1990 by the following roll call vote:

AYES: Russell, Cousins, Conway, Reneau and Martin

NOES: None

ABSTAIN: None

ABSENT: None



STEVEN W. MARTIN

ATTEST:



JERRY BANKSTON, CITY CLERK

City of El Paso de Robles

RESOLUTION NO: 88-41
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
RESCINDING PRIOR RESOLUTION No. 88-33 AND
APPROVING PLANNED DEVELOPMENT 88002
(NOEL RODMAN - AIRCRAFT HANGAR WITH OFFICES)

WHEREAS, Planned Development 88002 has been filed by Noel Rodman, to construct an approximate 11,000 square foot aircraft hangar with offices, located east of Wing Way, between Industrial Taxiway and Buena Vista Drive, 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 April 12, 1988 and by the City Council on May 3, and May 10, 1988 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 adopted Resolution No. 88-33 on May 17, 1988, approving the development proposal subject to specified conditions, and

WHEREAS, a change in the size of the leased parcel was included in the May 17, 1988 approval that makes it necessary to rescind and replace the adopted Resolution No. 88-33, and,

WHEREAS, based on the foregoing, that 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.

City of El Paso de Robles

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby rescind Resolution No. 8833 and does hereby approve Planned Development 88002, subject to a new set of conditions as listed below:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. Planned Development 88002 authorizes the construction of an approximate 11,000 square foot aircraft hangar with associated offices.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

2. This development project is subject to all of the Standard Conditions for Issuance of Building Permits for Commercial and Industrial projects, dated September 16, 1987, and attached as Exhibit "A" and amended as follows:

Condition No. 18 regarding installation of street improvements, the first sentence shall read: "The applicant shall construct curbs, gutters, depressed curb for future handicap ramp, and paving (to make a smooth transition from the lip of the gutter....."

3. The applicant shall submit site plan, landscape and irrigation plans, all sign elevations and locations, trash enclosure locations and materials, and building elevations, colors and materials to the Architectural Review Committee for their review and recommendation to the City Council for final approval.

4. A drainage study shall be done by city staff in relation to lots 29 and 30, and the applicant shall pay his fair share of the study as well as pay his share of drainage improvements based on the property frontages and the result of the study.

5. The applicant shall construct curb and gutter along Wing Way, and around the return on Industrial Taxiway and Buena Vista Drive for the respective frontages of the parcel. The applicant shall also construct a concrete, city standard, driveway approach on Taxiway "B" (Buena Vista). The applicant shall also provide an easement and agreement to participate in his proportionate share of sidewalk if and when the city determines to install walkways at the airport. Said easement and agreement shall be in a form to be approved by the City Engineer.

6. The applicant shall obtain an Industrial Waste Water Discharge Permit from the Public Works Department prior to building occupancy.

City of El Paso de Robles

7. The northerly 10 feet of parcel 30 shall be retained by the City for public road purposes, as well as corner cut off at Wing Way and Industrial Taxiway; 30 feet of additional land along the easterly boundary shall be added and incorporated into parcel 30 through a lot line adjustment with the property to the east. This additional property shall be improved by the applicant to City standards prior to issuance of a Certificate of Occupancy for the proposed building.

8. The applicant shall modify the site and landscaping plan to provide a 15 foot landscaped strip for the entire frontage of Wing Way.

9. The applicant shall install the minimum of a chain link fence along the eastern parcel boundary (separating the vehicular parking area from the aircraft parking area), beginning at the edge of Taxiway "B", extending north to the proposed hangar building. The precise fencing/wall material shall be subject to Architectural Review Committee review and approval.

PASSED AND ADOPTED THIS 7th day of June, 1988 by the following roll call vote:

AYES: OVITT, DOLAN, MARTIN AND RUSSELL

NOES: NONE

ABSTAIN: NONE

ABSENT: COUSINS


MAYOR NICK RUSSELL

ATTEST:


JERRY BANKSTON, CITY CLERK

City of El Paso de Robles

6-19-90
DATE

IV-H
AGENDA ITEM #

TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT DIRECTOR *ncf*
SUBJECT: TIME EXTENSION FOR
PLANNED DEVELOPMENT 88002
(NOEL RODMAN)

() APPROVED () DENIED
() CONTINUED TO _____

SUMMARY OF REQUEST:

The applicant is requesting that the City Council approve a time extension to Planned Development 88002 which authorized the construction 11,000 square foot hangar with offices located at the southwest corner of Industrial Taxiway and taxiway "D" at the Municipal Airport.

DISCUSSION:

1. On May 17, 1988, the City Council adopted resolution no. 88-33 which granted approval to the hangar development project. Included as a condition of that project was a requirement to record easements across parcel 29 to accommodate aircraft access. However, the applicant subsequently amended his lease with the City to include a portion of lot 29, eliminating the need to obtain this easement.

The Council then held a public hearing on June 7, 1988 and adopted resolution no. 88-41 which rescinded resolution no. 88-31 and reestablished approval of the project with the modification to conditions to eliminate the requirement for the easement across parcel 29.

2. The City Municipal Code establishes the duration of a development plan approval as 2 years. If the entitlement is not exercised within that 2 year period it would automatically expire.

The two year period has lapsed for this development plan application. However, the applicant's request for time extension was received prior to the record expiration date.

3. The applicant's letter (copy attached) requests that the City Council grant a time extension based on the need to make final adjustments to the lease negotiations for the property. He states that it is anticipated that project completion would be within 8 months.

4. Staff has reviewed the existing conditions of approval for the project and would not see a need that they be modified at this time. Granting of a one year time extension would seem reasonable.

City of El Paso de Robles

5. Attached for the City Council's consideration is Resolution 88-41 which contains the current conditions of approval and the most recent City Council action of June 7, 1990.

FISCAL IMPACTS:

There would appear to be no fiscal impact as the result of approving the time extension request.

RECOMMENDATION:

1. That the City Council adopt the attached resolution approving a one year time extension for Planned Development 88002.

Prepared by:



MEG WILLIAMSON
Associate Planner

1. Resolution granting time extension for Planned Development 88002
2. Resolution No. 88-41 approving Planned Development 88002
3. Minutes from June 7, 1988 City Council meeting

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City of El Paso de Robles

RESOLUTION NO: _____
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING A ONE YEAR TIME EXTENSION FOR
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WHEREAS, the applicant filed the time extension request with the City prior to the date of expiration of the Planned Development approval, and

WHEREAS, the City Council considered the applicant's time extension request at their meeting of June 19, and considered facts as presented in the staff report prepared for this project request, and

WHEREAS, it was determined that no necessary changes to the approved resolution no. 88-41 were necessary.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant a one year time extension, subject to the conditions of approval contained in Resolution no. 88-41 (on file in the Community Development Department).

PASSED AND ADOPTED THIS 19th day of June, 1990 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVEN W. MARTIN

ATTEST:

JERRY BANKSTON, CITY CLERK

City of El Paso de Robles

RESOLUTION NO: 88-41
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
RESCINDING PRIOR RESOLUTION No. 88-33 AND
APPROVING PLANNED DEVELOPMENT 88002
(NOEL RODMAN - AIRCRAFT HANGAR WITH OFFICES)

WHEREAS, Planned Development 88002 has been filed by Noel Rodman, to construct an approximate 11,000 square foot aircraft hangar with offices, located east of Wing Way, between Industrial Taxiway and Buena Vista Drive, 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 April 12, 1988 and by the City Council on May 3, and May 10, 1988 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 adopted Resolution No. 88-33 on May 17, 1988, approving the development proposal subject to specified conditions, and

WHEREAS, a change in the size of the leased parcel was included in the May 17, 1988 approval that makes it necessary to rescind and replace the adopted Resolution No. 88-33, and,

WHEREAS, based on the foregoing, that 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.

City of El Paso de Robles

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby rescind Resolution No. 8833 and does hereby approve Planned Development 88002, subject to a new set of conditions as listed below:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. Planned Development 88002 authorizes the construction of an approximate 11,000 square foot aircraft hangar with associated offices.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

2. This development project is subject to all of the Standard Conditions for Issuance of Building Permits for Commercial and Industrial projects, dated September 16, 1987, and attached as Exhibit "A" and amended as follows:

Condition No. 18 regarding installation of street improvements, the first sentence shall read: "The applicant shall construct curbs, gutters, depressed curb for future handicap ramp, and paving (to make a smooth transition from the lip of the gutter....."

3. The applicant shall submit site plan, landscape and irrigation plans, all sign elevations and locations, trash enclosure locations and materials, and building elevations, colors and materials to the Architectural Review Committee for their review and recommendation to the City Council for final approval.

4. A drainage study shall be done by city staff in relation to lots 29 and 30, and the applicant shall pay his fair share of the study as well as pay his share of drainage improvements based on the property frontages and the result of the study.

5. The applicant shall construct curb and gutter along Wing Way, and around the return on Industrial Taxiway and Buena Vista Drive for the respective frontages of the parcel. The applicant shall also construct a concrete, city standard, driveway approach on Taxiway "B" (Buena Vista). The applicant shall also provide an easement and agreement to participate in his proportionate share of sidewalk if and when the city determines to install walkways at the airport. Said easement and agreement shall be in a form to be approved by the City Engineer.

6. The applicant shall obtain an Industrial Waste Water Discharge Permit from the Public Works Department prior to building occupancy.

City of El Paso de Robles

6
7. The northerly 10 feet of parcel 30 shall be retained by the City for public road purposes, as well as corner cut off at Wing Way and Industrial Taxiway; 30 feet of additional land along the easterly boundary shall be added and incorporated into parcel 30 through a lot line adjustment with the property to the east. This additional property shall be improved by the applicant to City standards prior to issuance of a Certificate of Occupancy for the proposed building.

8. The applicant shall modify the site and landscaping plan to provide a 15 foot landscaped strip for the entire frontage of Wing Way.

9. The applicant shall install the minimum of a chain link fence along the eastern parcel boundary (separating the vehicular parking area from the aircraft parking area), beginning at the edge of Taxiway "B", extending north to the proposed hangar building. The precise fencing/wall material shall be subject to Architectural Review Committee review and approval.

PASSED AND ADOPTED THIS 7th day of June, 1988 by the following roll call vote:

AYES: OVITT, DOLAN, MARTIN AND RUSSELL

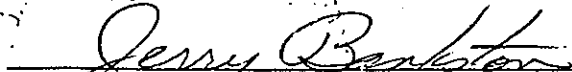
NOES: NONE

ABSTAIN: NONE

ABSENT: COUSINS


MAYOR NICK RUSSELL

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. 88-41.....
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 7th..... day of
June....., 1988...., by the following vote:

AYES: Ovitt, Dolan, Martin and Russell.....
NOES: None.....
ABSENT: Cousins.....
ABSTAINED: None.....

Dated this 7th..... day of June....., 1988..

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

MW

Del Rio Aviation Inc.
3155 Taxiway "C"
Paso Robles, Ca. 93446

RECEIVED
MAY 14 1990
COMMUNITY
DEVELOPMENT

Jerry Bankston
City Of Paso Robles
P. O. Box 307
Paso Robles, Ca.

May 14, 1990

Jerry,

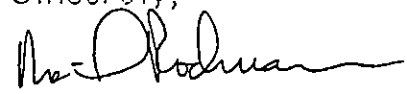
This letter is to inform you that Del Rio Aviation Inc. would like to extend Development Plan 88002, which will expire May 17, 1990. We are currently under negotiations with Rodger Elkin and the Community Development Department concerning Lots 30 and 29, and we need more time to work out the final details.

Del Rio Aviation would like to make a proposal to the city council concerning Lot 29. We would propose Lot 29 being public ramp with the city to pave and install the concrete helipads. Del Rio Aviation needs an easement across Lot 29 for air side access and would like an 100' wide strip extending from our front hangar door directly to the taxiway to the East. If this proposal is acceptable to the City, Del Rio Aviation would like an option for being able to lease Lot 29 in the future as needed. Del Rio Aviation would also propose that the option on Lot 29 be tied to the lease on Lot 30 so if Lot 30 were ever sold in the future the new owners would have the option on Lot 29 also.

Del Rio Aviation would like as long of a lease as possible to protect property values and proposes 50 years with a 10 year option. Hopefully we can delay the start of rent payments until occupancy. Del Rio Aviation will complete the project within 8 months of issuance of a building permit, assuming there are no unforeseen delays such as additional building requirements or litigation.

We hope that these conditions are acceptable and are interested in completing the project as soon as possible.

Sincerely,



Noel Rodman

cc: Rodger Elkin
Robert Lata

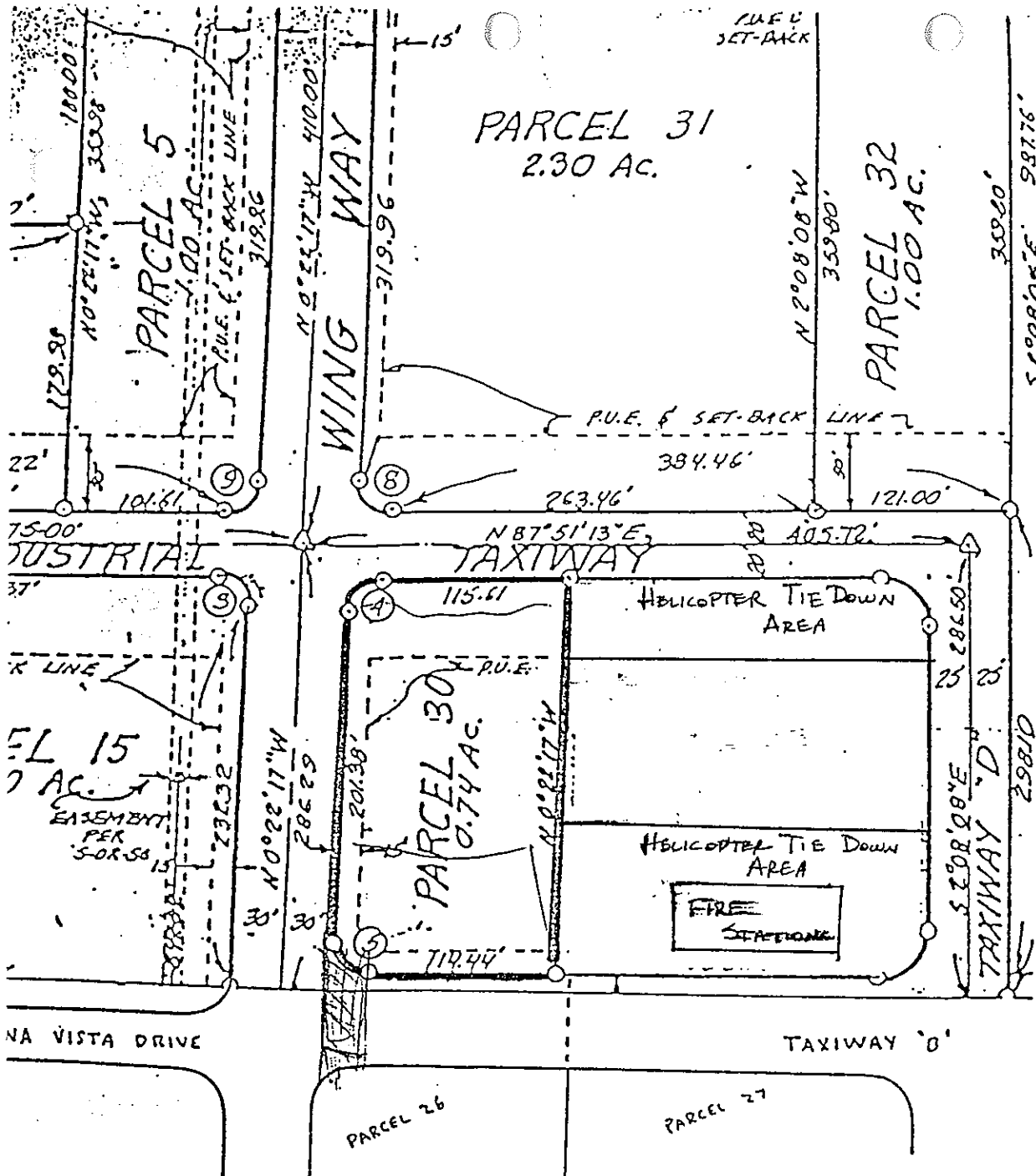
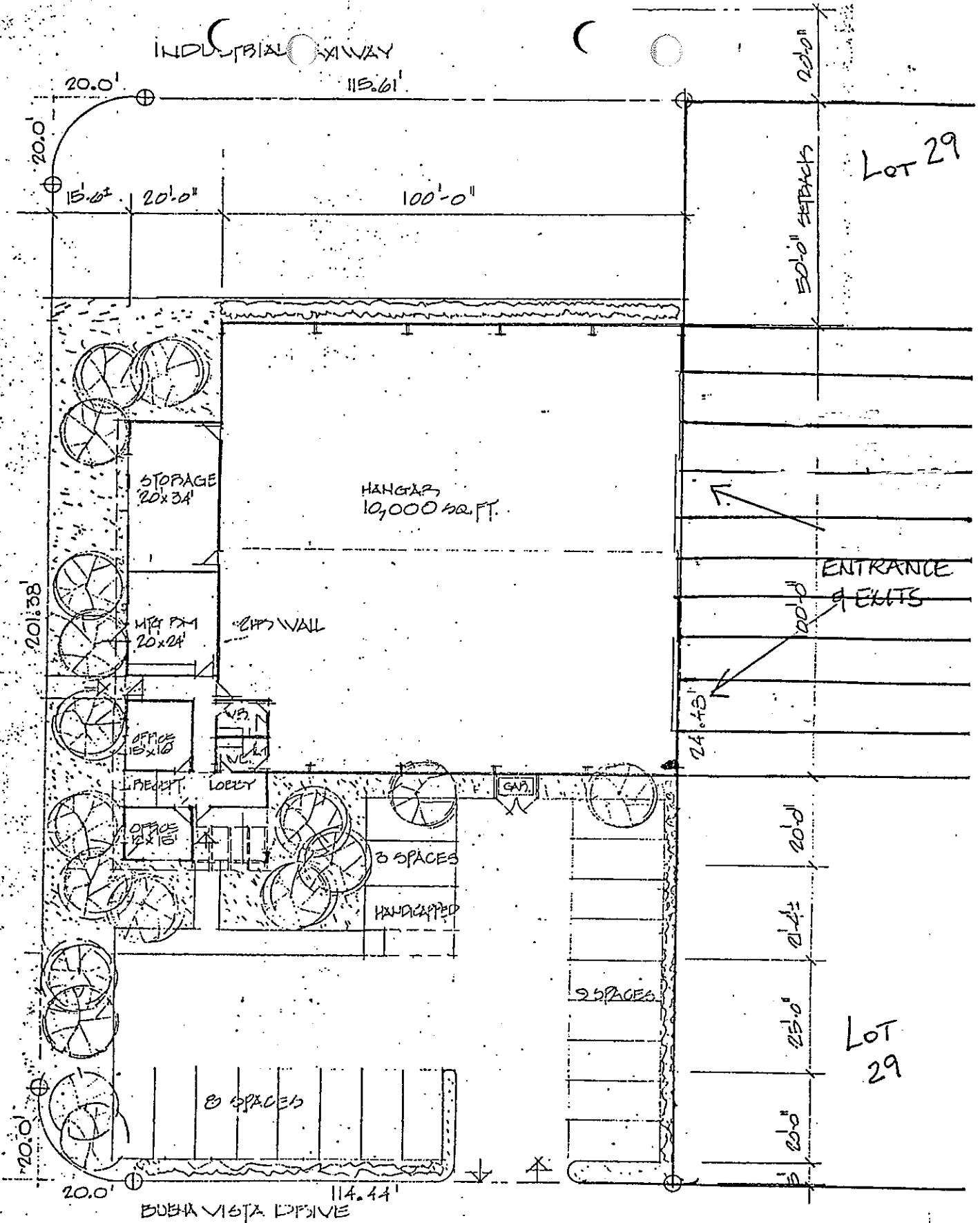


EXHIBIT 'B'



SITE PLAN
 1/8" = 1'-0"

PD 88002
 CUP 88005
 PROPOSED SITE
 PLAN

6* F. Adopting Resolution No. 88-41, RESCINDING RESOLUTION NO. 88-33 AND APPROVING PLANNED DEVELOPMENT NO. 88002, and Approval of Airport Lease For Parcel 30/Rodman

At the Council meeting of May 17th, the City Council considered and approved Planned Development No. 88002. The Resolution of approval referenced an access easement on property (Parcel No. 29) to the east of Parcel No. 30. With the addition of the 30 feet to Parcel No. 30 from Parcel No. 29, the easement is no longer needed. The new Resolution deletes the non-applicable text and calls for development of the additional 30 feet to City standards. In addition, the City Council reviewed and gave tentative approval to airport lease for Parcel 30, subject to correction to the monthly lease rate reflecting the additional 30 feet. In adopting the Consent Calendar, Council approves Resolution No. 88-41, replacing the previously approved Resolution and approval of Planned Development No. 88002 and approves the lease for Parcel 30 and authorizes the Mayor and City Clerk to execute the necessary documents.

~~H. Resolution No. 88-42, ESTABLISHING TRAFFIC CONTROL AT THE INTERSECTION OF 7TH STREET AND PINE STREET IN THE CITY OF EL PASO DE ROBLES~~

~~The Traffic Safety Committee is recommending the placement of a stop sign on 7th Street at the intersection of Pine Street. In adopting the Consent Calendar, Council approves Resolution No. 88-42, establishing the traffic control at the intersection of 7th and Pine Streets as recommended.~~

~~I. Award of Contract to John Wallace and Associates For Engineering Services/Niblick Relief Sewer Main~~

~~Three proposals were received for the construction of the Niblick Sewer Relief Main which was included in the 1987-88 Capital Improvement Program. The lowest proposal received was from John Wallace and Associates in the amount of \$12,000.00. In adopting the Consent Calendar, Council awards the contract to John Wallace and Associates in the amount of \$12,000.00.~~

~~J. Approval of Progress Payment No. 3 for Wastewater Treatment Plant Expansion/Cushman Contracting Corporation~~

~~In adopting the Consent Calendar, Council authorizes Progress Payment No. 3 in the amount of \$359,975.00 and payment of 10% retention (\$39,997.00) to Cushman Contracting Corporation for work completed on the Wastewater Treatment Plant Expansion Project.~~

~~K. Approval of Resolution No. 88-43, and Resolution No. 88-44, Accepting Offers to Dedicate Right-of-Way on Creston Road - Parcel Map PR 79-119~~

City of El Paso de Robles

12-11

TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT DIRECTOR *not*
SUBJECT: TIME EXTENSION FOR
PLANNED DEVELOPMENT 88002
(NOEL RODMAN)

*xe: Planning
Rodman*

SUMMARY OF REQUEST:

The applicant is requesting that the City Council approve a time extension to Planned Development 88002 which authorized the construction 11,000 square foot hangar with offices located at the southwest corner of Industrial Taxiway and taxiway "D" at the Municipal Airport.

DISCUSSION:

1. On May 17, 1988, the City Council adopted resolution no. 88-33 which granted approval to the hangar development project. Included as a condition of that project was a requirement to record easements across parcel 29 to accommodate aircraft access. However, the applicant subsequently amended his lease with the City to include a portion of lot 29, eliminating the need to obtain this easement.

The Council then held a public hearing on June 7, 1988 and adopted resolution no. 88-41 which rescinded resolution no. 88-31 and reestablished approval of the project with the modification to conditions to eliminate the requirement for the easement across parcel 29.

2. The City Municipal Code establishes the duration of a development plan approval as 2 years. If the entitlement is not exercised within that 2 year period it would automatically expire.

The two year period has lapsed for this development plan application. However, the applicant's request for time extension was received prior to the record expiration date.

3. The applicant's letter (copy attached) requests that the City Council grant a time extension based on the need to make final adjustments to the lease negotiations for the property. He states that it is anticipated that project completion would be within 8 months.

4. Staff has reviewed the existing conditions of approval for the project and would not see a need that they be modified at this time. Granting of a one year time extension would seem reasonable.

City of El Paso de Robles

5. Attached for the City Council's consideration is Resolution 88-41 which contains the current conditions of approval and the most recent City Council action of June 7, 1990.

FISCAL IMPACTS:

There would appear to be no fiscal impact as the result of approving the time extension request.

RECOMMENDATION:

1. That the City Council adopt the attached resolution approving a one year time extension for Planned Development 88002.

Prepared by:



MEG WILLIAMSON
Associate Planner

1. Resolution granting time extension for Planned Development 88002
2. Resolution No. 88-41 approving Planned Development 88002
3. Minutes from June 7, 1988 City Council meeting

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