

City of El Paso de Robles

RESOLUTION NO: 90-123
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 90010
(ASSOCIATED PROFESSIONALS, INC)

WHEREAS, Associated Professionals, Inc. has filed an application for a Planned Development to authorize the construction of a 524 square foot addition to an existing office building and improvements to the building's facade and to the site's parking lot and landscaping; and

WHEREAS, the site is located in a Planned Development Overlay Zoning District, and 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, as public hearing was conducted by the Planning Commission on June 26, 1990 and by the City Council on July 17, 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 reports, 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 90010 subject to the following conditions:

1. This Planned Development authorizes the construction of a 524 square foot addition to an existing office building and improvements to the building's facade and to the site's parking lot and landscaping.

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2. Any amendments to the approved detailed development plans shall be subject to subsequent recommendations of the Architectural Review Committee and Planning Commission to the City Council for final approval, unless otherwise specified within these conditions of approval.

3. The site shall be kept in a neat manner; landscaping, including street trees, shall be maintained in a viable condition at all times.

4. The project shall be constructed so as to substantially conform with the following exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Lanscaping Plan
C1-C-4	Elevations
D	Color and Material Board*

NOTE: Attached Exhibits are reduced copies of larger scale plans on file in the Community Development Department. * Indicates this exhibit is on file in the Community Development Department.

5. The applicant shall construct curbs, gutters, sidewalks and paving (to make a smooth transition from the lip of the gutter to the centerline of the street) on Railroad Street, as required by Municipal Code Sections 11.12.031 and 11.20.040 and in accordance with City standards and specifications.

The applicant shall pay Engineering plan checking and Construction Inspection fees for this work prior to building permit issuance.

6. 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.

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

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

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9. The applicant/property owner shall record an agreement with the City, in a form and manner to be approved by the City Attorney, to participate in any future master plan for the undergrounding of utilities that would involve the site's parcel.

10. A six inch concrete curb shall be constructed between the parking lot and the planter on the north side of the site. The existing redwood header separating the parking lot and the planter on the west side of the site may remain.

PASSED AND ADOPTED THIS 17th day of July, 1990 by the following roll call vote:

AYES: Russell, Reneau, Picanco, Martin and Iversen

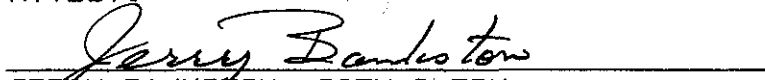
NOES: None

ABSENT: None

ABSTAIN: None

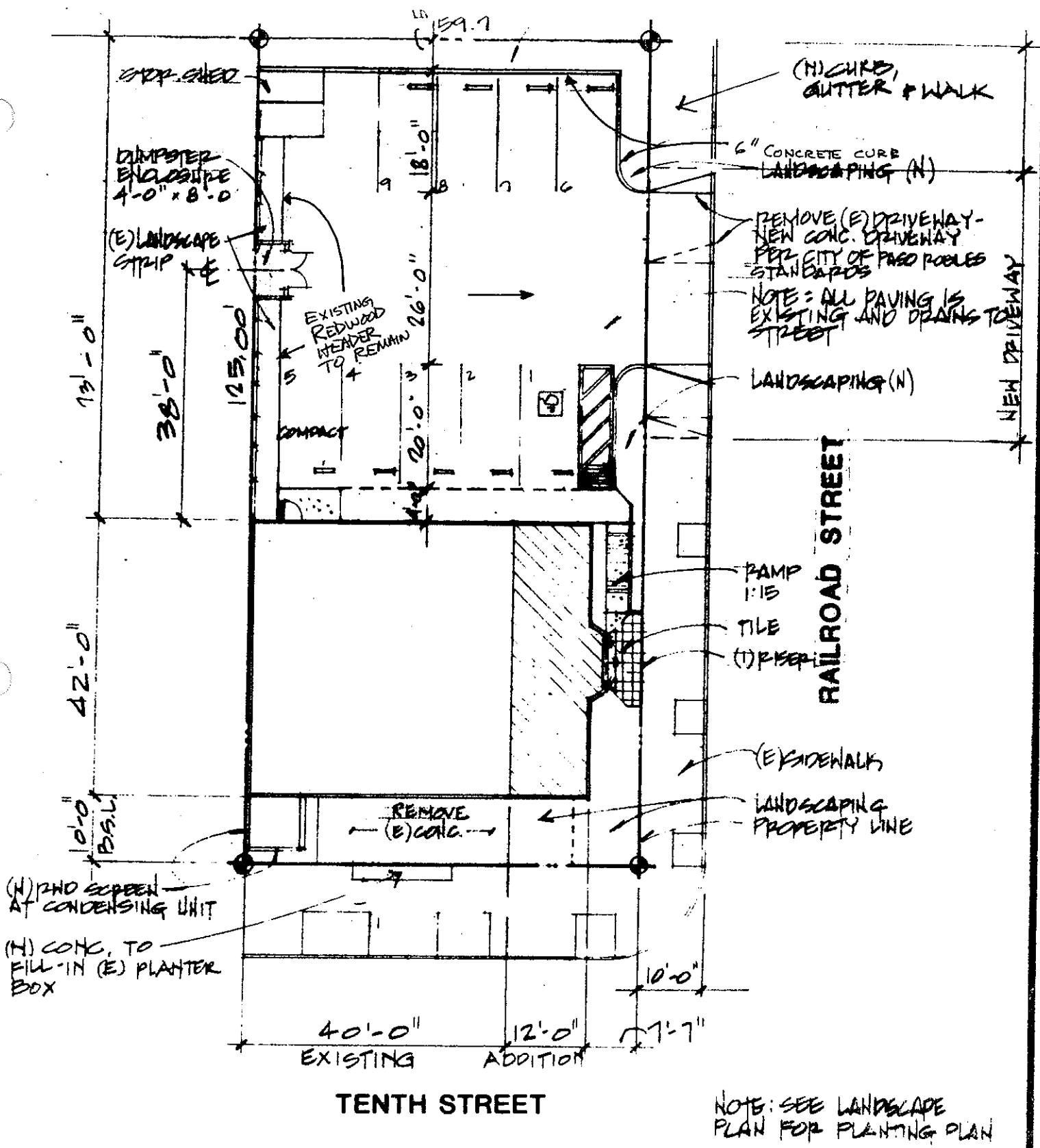

MAYOR CHRISTIAN E. IVERSEN

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.

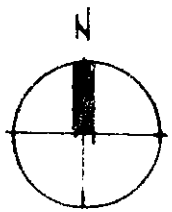
ED\PD\API.RES



SITE PLAN

1" = 20'-0"

NOTE: SEE LANDSCAPE PLAN FOR PLANTING PLAN



EXISTING BLDG	42 x 40 =	1680	SF
NEW ADDITION	42 x 12	504	
	+ 10 x 2	20	

EXHIBIT A
RESO. 90-123
PD 90010

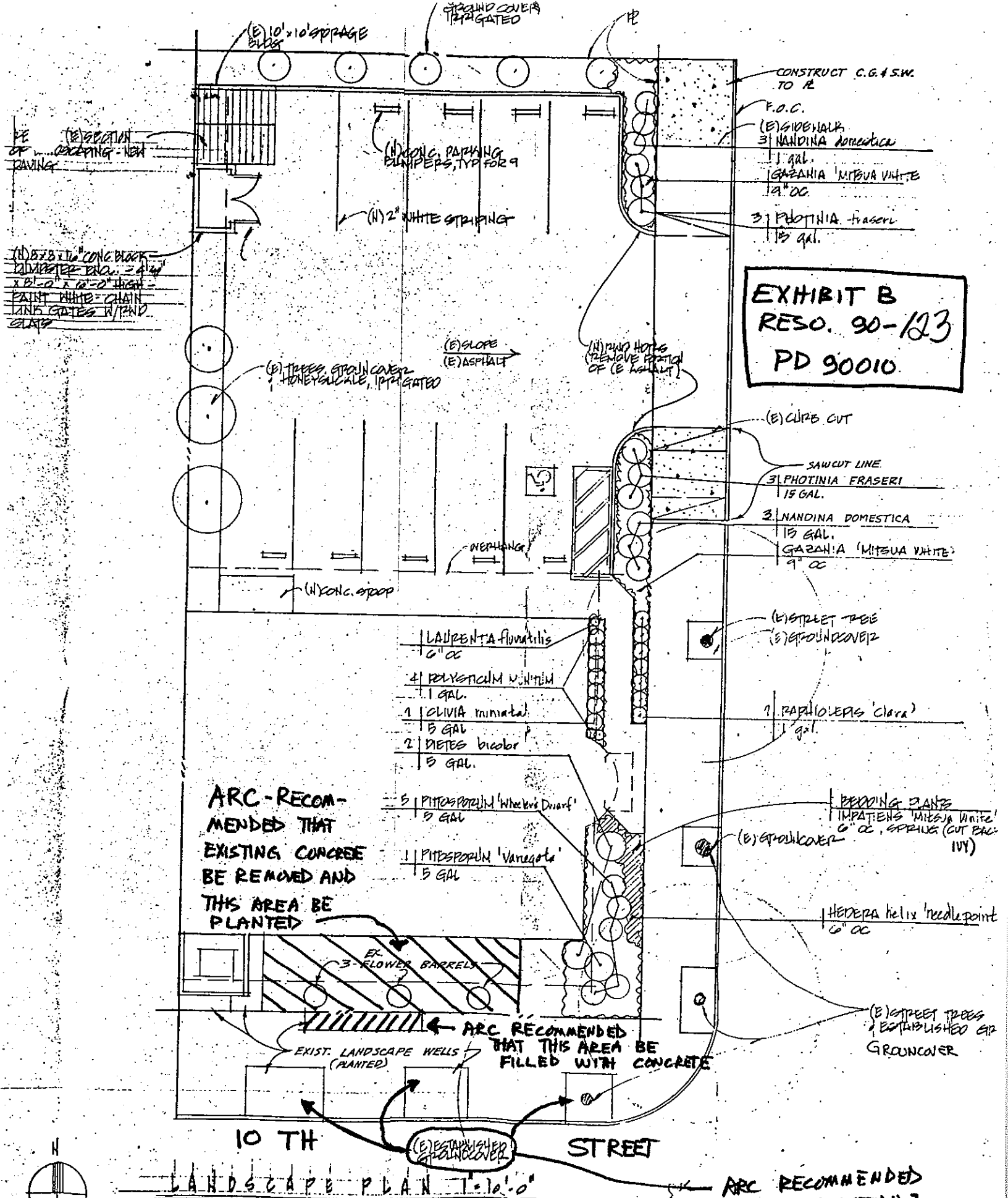


EXHIBIT B
RESO. 90-123
PD 90010

- 1 LAURENTIA flouatilis
6" OC
- 4 POLYSCALM NUTMUM
1 GAL.
- 1 OLIVIA miniata
5 GAL
- 2 DIETES bicolor
5 GAL.
- 5 PITISPORUM 'Whacker's Dwarf'
5 GAL
- 1 PITISPORUM 'Variegata'
5 GAL

- CONSTRUCT C.G. & S.W. TO R.
- F.O.C.
- (E) SIDEWALK
3 NANDINA domestica
1 GAL.
- GAZANIA 'MITSUA WHITE'
9" OC
- 3 PHOTINIA fraseri
15 GAL.

- (E) CURB CUT
- SAWCUT LINE
- 3 PHOTINIA FRASERI
15 GAL.
- 3 NANDINA DOMESTICA
15 GAL.
- GAZANIA 'MITSUA WHITE'
9" OC

- (E) STREET TREE
- (E) GROUND COVER
- 1 RAPHIOLEPS 'clara'
1 GAL.
- BEDDING PLANTS
IMPATIENS 'MITSUA WHITE'
6" OC, SPRING (CUT BACK IVY)
- (E) GROUND COVER
- HEDERA helix 'needlepoint'
6" OC

ARC-RECOMMENDED THAT EXISTING CONCRETE BE REMOVED AND THIS AREA BE PLANTED

ARC RECOMMENDED THAT THIS AREA BE FILLED WITH CONCRETE

ARC RECOMMENDED THAT THE WESTERN 2 PLANTERS HAVE GROUND COVER BUT NO TREES

NOTE: ALL LANDSCAPED AREAS WITHIN THE PROPERTY BOUNDARIES SHALL BE IRRIGATED

LANDSCAPE PLAN 1-10'-0"

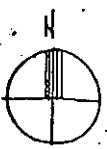
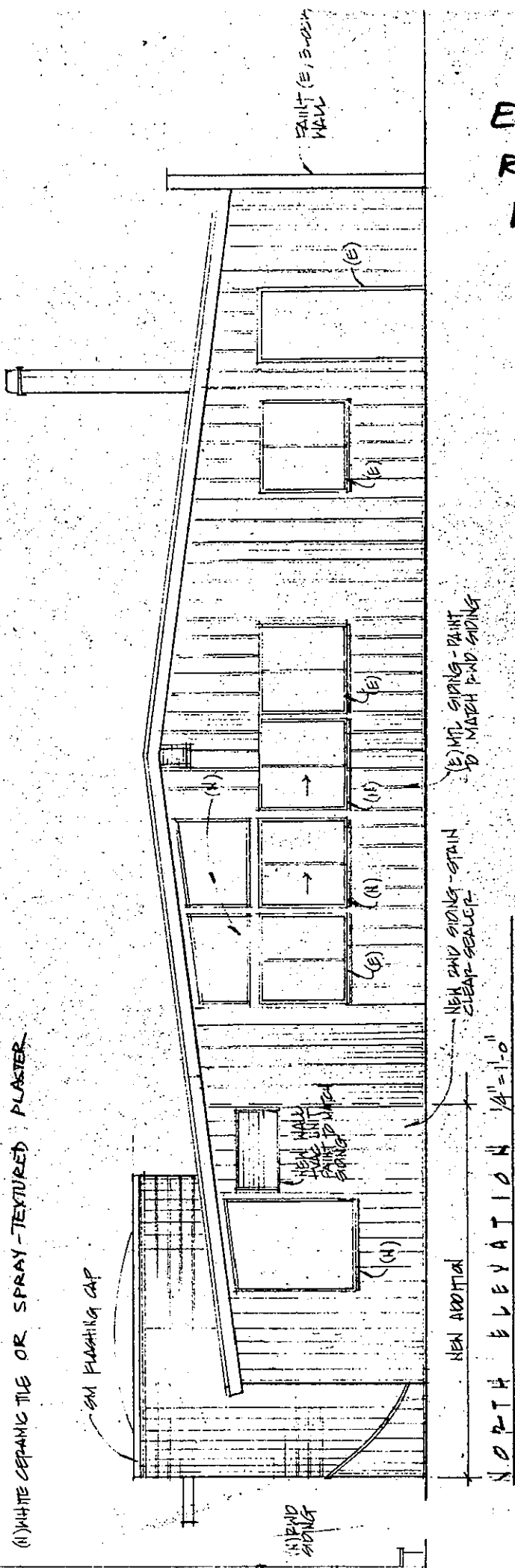


EXHIBIT C-1
RESO. 90-123
PD 90010



(1) WHITE CERAMIC TILE OR SPRAY-TEXTURED PLASTER

SM FLASHING CAP

NEW WALL JOIST BUILT FROM 2" X 4" SPOUNGE

NEW SIDING

NEW SIDING - STAIN CLEAR-SEALER

NEW SIDING - PAINT TO MATCH PAID SIDING

NEW ADDITIONAL
1/4" = 1'-0"
NORTH ELEVATION

FALLT (E), 3'-0"

(E)

(E)

(E)

(N)

(E)

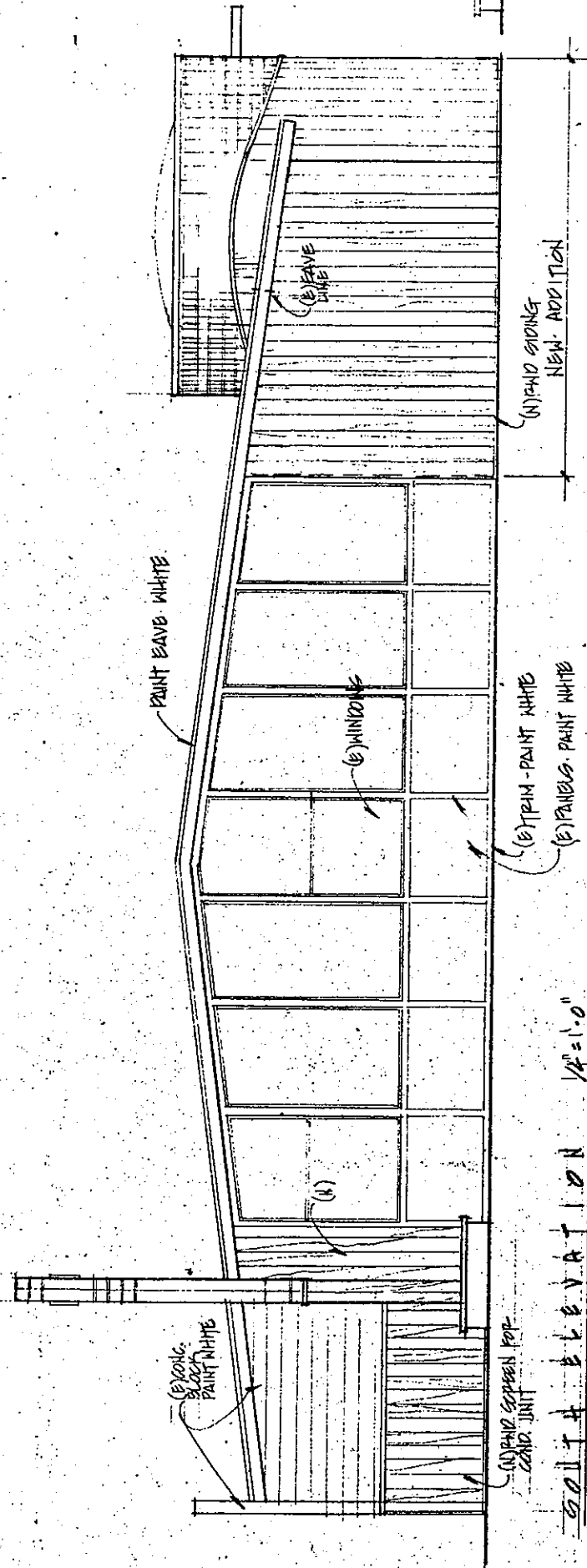
(N)

(N)

PLANES
SHOWER
SPACE

E A S

EXHIBIT C-2
RESO. 90-123
PD 90010



(E) SIGNAGE: PAINT - MATCH PND
 (N) WHITE CERAMIC
 TILE OR (E) CAC. BLOCK OR SPRAY-TEXTURED PLASTER

ASSOCIATE
 PROFESSIONALS
 INC.
 PLANNERS ARCHITECTS
 SCOTTSDALE
 ARCHITECT

(N) PND SIDING OR
 (E) CAC. BLOCK

BRONZE DOME SKYLITE
 S.M. CANOPY
 CERAMIC TILE

(E) 1/4" MITL. ROOF (LOW SLOPE)

(E) LEAVE LINE
 (N) MITL. ROOFING - MATCH (E)

WHITE S.M. FASCIA

(E) RELOCATED
 WINDOWS

(E) RELOCATED
 WINDOWS

(N)

(N) PND SIDING

(N) WINDOWS

(N) ALUM. SIDING FRONT
 SYSTEM
 (N) PND SIDING

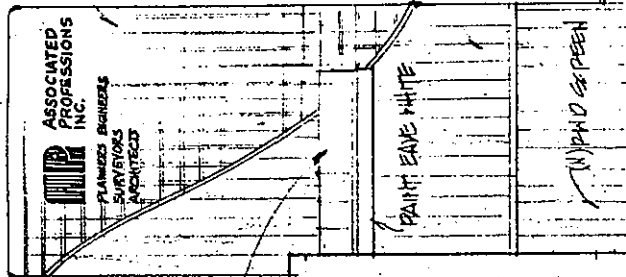
(N) MASONRY PANEL
 TO MATCH SPITH
 ELEV. - PAINT WHITE

EAST ELEVATION 1/4" = 1'-0"

CHECK PRINT

MAY 23 1990

EXHIBIT C-3
 RESO. 90-123
 PD 90010



(A) WHITE CERAMIC TILE
OR SPRAY-TEXTURED
PLASTER

5M PU

W/PAID
SIDING

PAINT EAVE WHITE

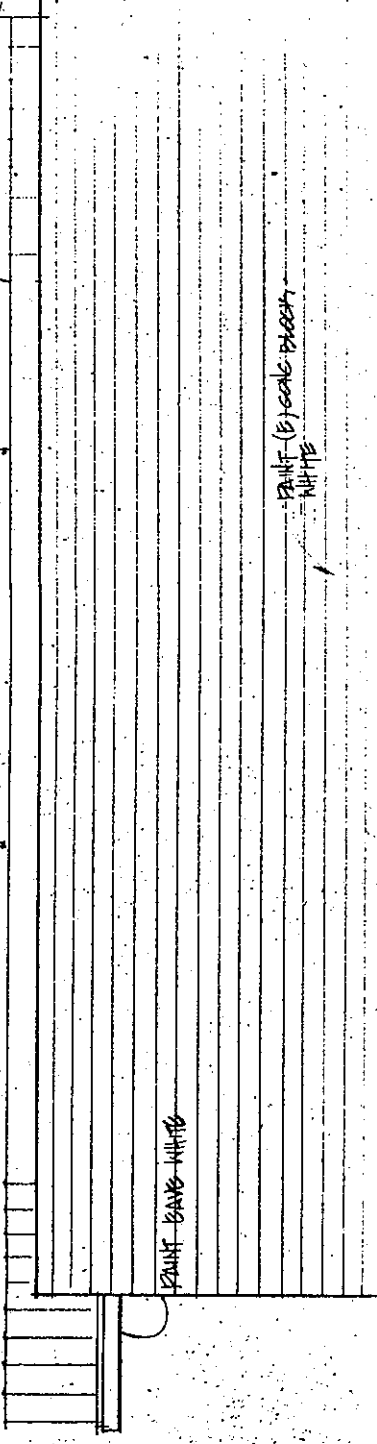
W/PAID GREEN

ASSOCIATED
PROFESSIONALS
INC.
PLANNERS ENGINEERS
SURVEYORS
ARCHITECTS

EXHIBIT C-4
RESO. 90-123
PD 90010

N
O
R
T
H

CEMENT BOARDS



PAINT EAVE WHITE

PAINT (E) SOLID DYEING
WHITE

WEST ELEVATION 1/4" = 1'-0"