

City of El Paso de Robles

RESOLUTION NO: 90-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO APPROVE PLANNED DEVELOPMENT 89008 (JACK DEWAR: CARD LOCK FUELING STATION)

WHEREAS, Jack Dewar, has filed an application for approval to construct a card lock fueling station and 4,000 square foot commercial building on the west side of Riverside Avenue between Tenth and Twelfth Streets, 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, public hearings were conducted by the Planning Commission on November 14, 1989, December 14, 1989, May 8, 1990, June 12, 1990 and June 26, 1990, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, a public hearing was conducted by the City Council on August 7, 1990 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received, 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 application does meet minimum performance standards for self-service petroleum sales as established by Chapter 21.21.060 of the Zoning Ordinance;
4. That the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, 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

5. The project will not have a significant effect on the environment and a Negative Declaration shall be prepared for the project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby approve Planned Development 89008, subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY:

ENGINEERING DEPARTMENT

1. The applicant shall pay the following fees prior to certificate of occupancy issuance: engineering plan checking, construction inspection any outstanding annexation fees for public safety impact and bridge development.
2. All improvement plans shall be prepared by a Registered Civil Engineer and shall be submitted to the City Engineer for approval. The improvements shall be designed and placed to City of Paso Robles standards and specifications.
3. A Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soil problems and shall make recommendations regarding grading of the proposed site. A final soils report shall be made prior to the final inspection and shall certify that all grading was inspected and approved and that all work was done according to the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
4. The applicant shall submit a composite utility plan signed and approved by a representative for each public utility, together with the improvement plans.
5. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground, unless the Planning Commission and the City Council determine such undergrounding is not economically feasible.
6. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.
7. Any cost reimbursement for oversizing and extension of water and sewer mains shall be included in the subdivision agreement prior to any work being undertaken.

City of El Paso de Robles

8. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.

9. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by means of a mandrel and televised inspection with a copy of the video tape provided to the City.

10. Building permits shall not be issued until the water system, including hydrants, has been completed and approved, and a based access road installed sufficient to support the City's fire trucks (HS-20 truck loading). Fire access roads shall be kept clear to minimum width of 24 feet.

11. Any existing Oak Trees located on the project site shall be protected and preserved as required in Municipal Code Chapter 10.01 ("Oak Tree Preservation"), unless specifically shown on the approved tentative map to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required.

12. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

13. A complete Grading and Drainage Plan shall be included with the improvement plans. Drainage calculations shall be submitted with provisions made for on-site retention if adequate disposal facilities are not available.

14. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 ("Flood Damage Prevention Regulations").

15. All top soil removed shall be stockpiled and evenly distributed over any sloped landscaped areas upon completion of rough grading as required. All graded areas shall be protected by hydroseeding as directed. Soil conservation measures shall be maintained during construction to prevent drainage, erosion, or other damage to adjacent properties.

16. Any grading during the rainy season will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property.

17. When retaining walls are shown on the Grading Plan, all such walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.

City of El Paso de Robles

18. No buildings will be occupied until all public improvements are completed and accepted by the City Engineer and accepted by the City Council for maintenance..

19. The applicant shall plant approved street trees, according to the landscaping plan approved by the Architectural Review Committee, throughout the project as required.

20. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid.

21. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring rather than trenching may be required on newly constructed or heavily traveled City streets.

22. If the adjoining existing City street is completely inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway along the tract frontage and replace it with a full half-width street plus a 12' wide travel lane and 8' graded shoulder adequate to provide for two-way traffic.

23. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a half-width street plus a 12' travel lane and 4' graded shoulder adequate for two-way traffic.

24. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested.

25. The applicant shall install all necessary street name and traffic signs, and traffic striping as required by the City Engineer.

26. A blackline clear Mylar (0.4 MIL) copy and a blue-line print of as-built improvement plans, signed by the registered engineer who prepared said plans, shall be provided to the City Engineer prior to the final inspection.

27. 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) along all public street frontages as required by Municipal Code Sections 11.12.031 and 11.20.040.

City of El Paso de Robles

28. Prior to issuance of a certificate of occupancy, a computer-aided-drafting (CAD) drawing file, containing the digitized information for the public improvements, in AutoCAD or compatible (DXF) format shall be submitted on a 5-1/4-inch disk to the Engineering Division.

29. The street monuments and property corners for the project shall be tied into the California Coordinate System.

30. The applicant/property owner shall record an agreement with the City, in a manner subject to the approval of the City Attorney, to participate in any future Master Plan for the undergrounding of utilities, of which this parcel may be a part.

COMMUNITY DEVELOPMENT DEPARTMENT

31. Prior to issuance of building permits, the Architectural Review Committee shall approve plans for the following items:

- a. Elevations of all structures including materials, color and architectural treatment;
- b. Landscaping plan including street trees and irrigation systems;
- c. Wall and fencing location, height and materials;
- d. HVAC screening methods;
- e. Outdoor lighting and method of shielding;
- f. Trash enclosure and electrical transformer locations and details;
- g. Parking and circulation.

32. All improvements, including landscaping and irrigation systems, approved by the Architectural Review Committee, shall be installed prior to occupancy.

33. The applicant shall provide a 6 inch curb around landscaping adjacent to parking lots.

34. On Commercial or Industrial zoned properties, outdoor storage of equipment or materials is not permitted unless a conditional use permit is obtained for such storage.

35. Construction, alteration and occupancy of all structures shall conform to the Uniform Building, Fire and related Codes (1988 Edition) and National Electric Code (1987 Edition) as adopted by Ordinance 581 N.S..

36. The applicant shall obtain a Certification of Occupancy for all structures prior to their occupancy (Ordinance 525 and 538 N.S.).

City of El Paso de Robles

37. The applicant shall construct a trash enclosure out of decorative masonry block in a manner subject to the approval of the Architectural Review Committee.

POLICE DEPARTMENT

38. The applicant shall meet with the City's Crime Prevention Officer prior to building permit issuance, for recommendations on security measures to be incorporated into the design of the structures to be built.

FIRE DEPARTMENT

39. Fire hydrants, both off-site and on-site, shall be installed as required by the Fire Chief.

40. If the development includes phased street construction, then temporary turnarounds shall be provided at the end of these streets or access drives. The temporary turnaround shall meet the city's requirements as set forth in the Engineering Department's standards.

41. All open space areas that are to be dedicated to the city will be inspected by the Fire Department prior to acceptance and a report will be submitted recommending action needed regarding debris and weed removal, tree trimming and brush removal.

(These standard conditions shall be implemented as applicable with Site-specific conditions superseding standard conditions)

SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

PUBLIC WORKS DEPARTMENT

42. The applicant shall offer to dedicate to the City the southerly 1/2 of 11th Street for access and public utilities easements.

43. The card gates shall be set back sufficient distance to prevent vehicles from stacking within the public right-of-way.

44. Prior to issuance of any building permit the developer shall provide a soils report which addresses collection and disposal of the natural sulfur spring, which historically has occurred on this site.

45. The applicant shall install a standard street light at a location approved by the City Engineer.

46. The applicant shall install a standard fire hydrant at a location approved by the City Engineer and Fire Chief.

City of El Paso de Robles

47. The applicant shall provide a design by a registered civil engineer for the storm drain facilities and street improvements. Design shall be in accordance with City Standards.

48. The developer shall improve Riverside Avenue in accordance with above referenced plans prior to issuance of a certificate of occupancy for any buildings.

49. The developer shall install storm drain system along the Riverside Avenue frontage in accordance with updated City Master Drainage Plan, or as approved by the City Engineer.

COMMUNITY DEVELOPMENT DEPARTMENT

50. The applicant shall be required to submit sign plans to the Architectural Review Committee for review and approval. No pole signs shall be allowed.

51. All development shall substantially comply with the following attached Exhibits:

- o Exhibit A - Site Plan
- o Exhibit B - Landscaping
- o Exhibit C - Preliminary Grading and Drainage
- o Exhibit D - Building Elevations
- o Exhibit E - Color/Material Board*

* Exhibit is on file in the Community Development Department.


52. The applicant shall submit the detailed landscaping plan to the Architectural Review Committee for additional review, in order to assure that planting materials are adequate to enhance and screen the project site.

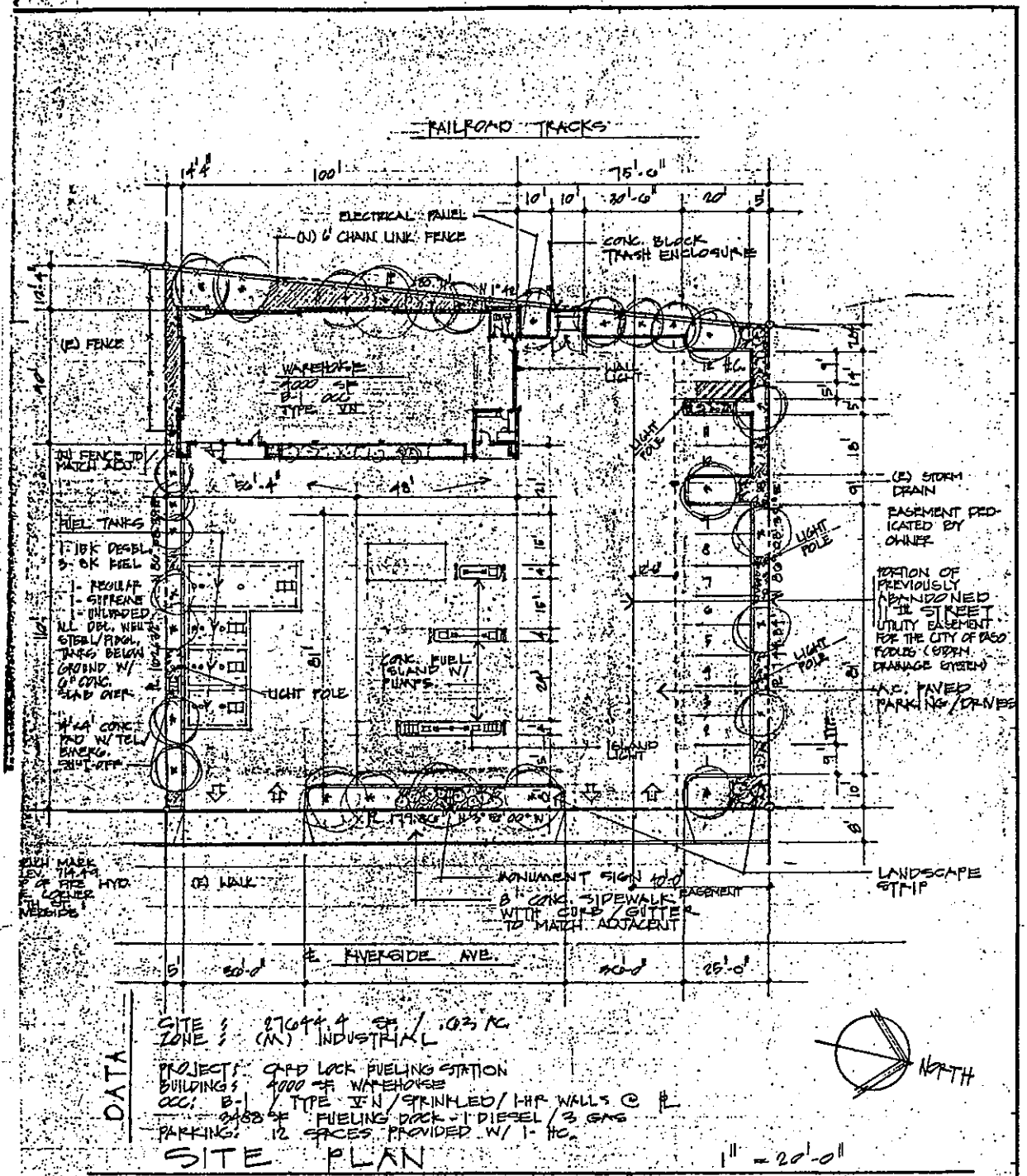
PASSED AND ADOPTED THIS 7th day of August, 1990 by the following roll call vote:

AYES:	Russell, Reneau and Iversen
NOES:	Picanco
ABSENT:	Martin
ABSTAIN:	None


MAYOR CHRISTIAN E. IVERSEN

ATTEST:


JERRY BANKSTON, CITY CLERK
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DATA

SITE: 87644.4 SF / 10.2% K
 ZONE: (M) INDUSTRIAL

PROJECT: GAS/LAK FUELING STATION
 BUILDINGS: 4000 SF WAREHOUSE
 OCC: B-1 / TYPE VII / SPRINKLED / HFR WALLS @ #
 2488 SF FUELING DOCK - 1 DIESEL / 3 GAS
 PARKING: 12 SPACES PROVIDED W/ 1- HC.

SITE PLAN 1" = 20'0"

Ross Levin MacIntyre & Varner Architects
 40163
 1177 March St., San Luis Obispo, California 93401
 (805) 543-1201
 Established 1944

DEWAR COMMERCIAL
 RIVERSIDE AVE.
 PASO ROBLES, CA.

SCHEMATIC SITE PLAN

Drawn BY	Checks
Date	4/22/07
Job No.	8919
1	
of 2	

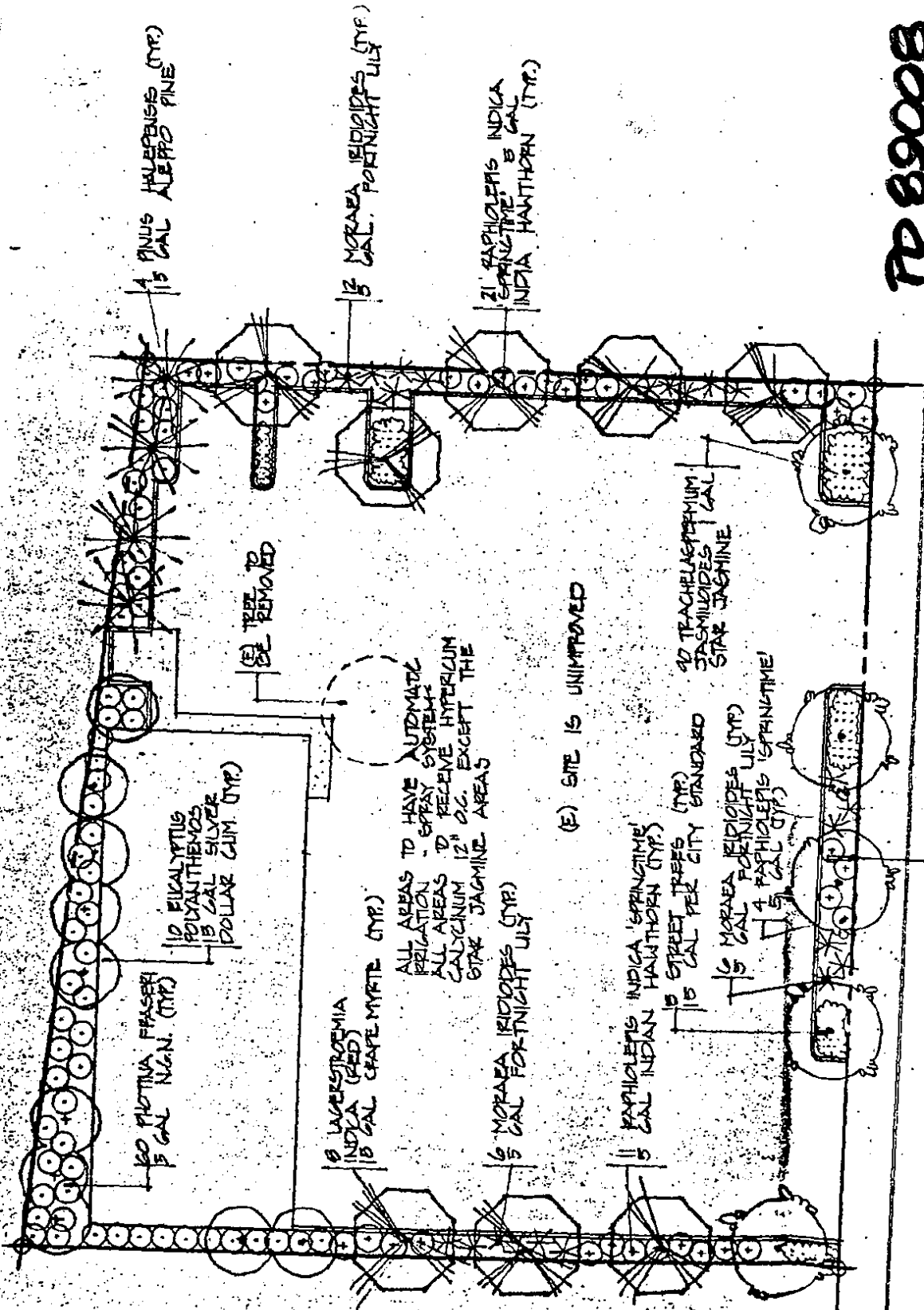
**PD 89008
 EXHIBIT A**

SITE PLAN

20

7089008

EXHIBIT B



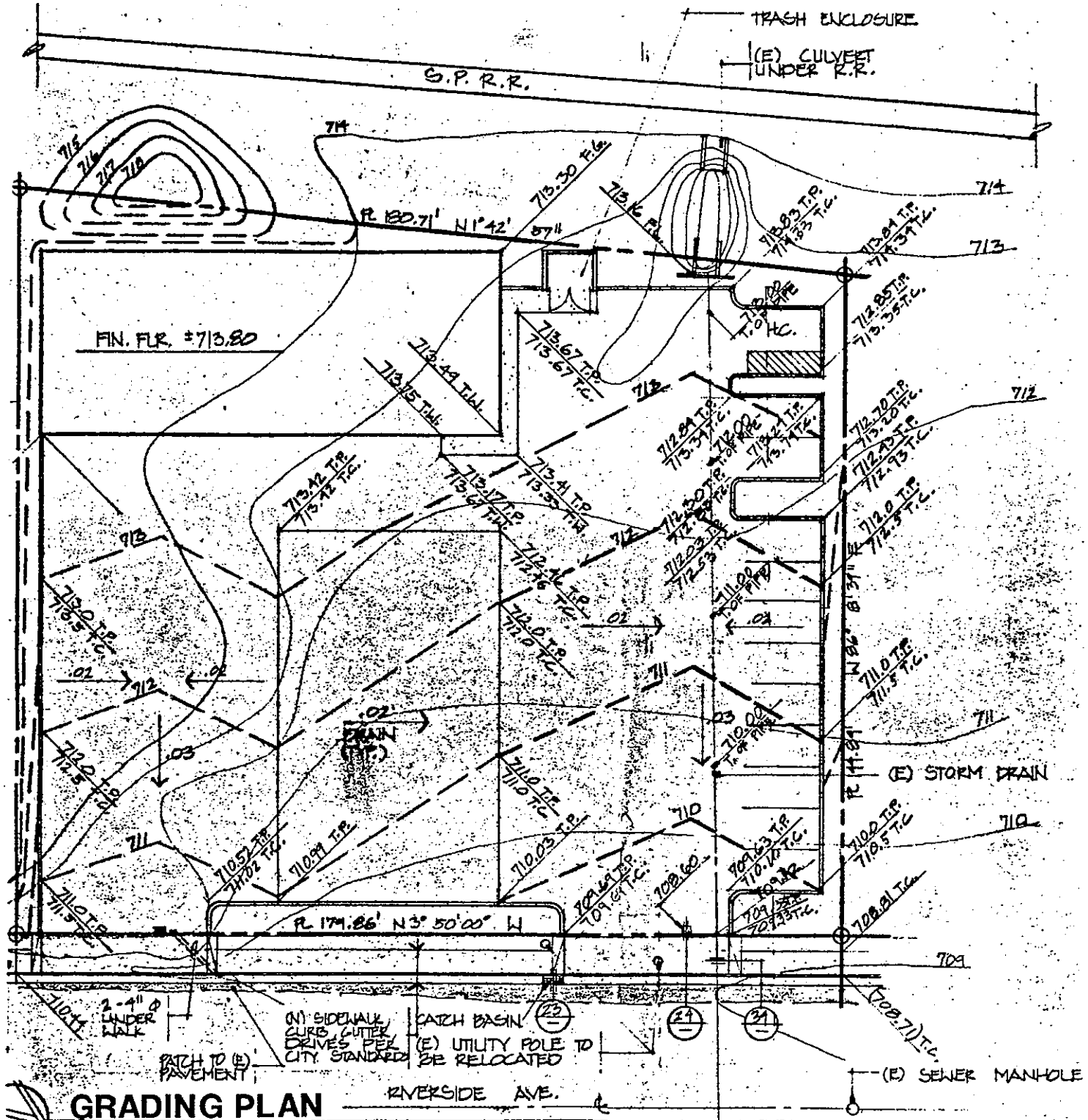
LANDSCAPE PLAN



11-26'

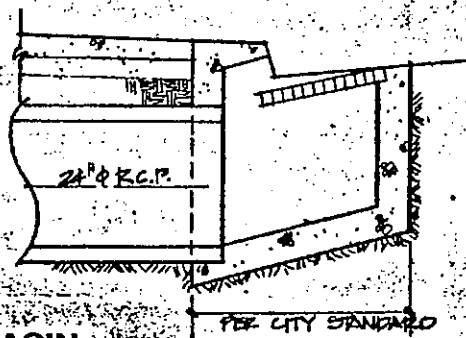
4

11-26'



GRADING PLAN

PD 8900E EXHIBIT C

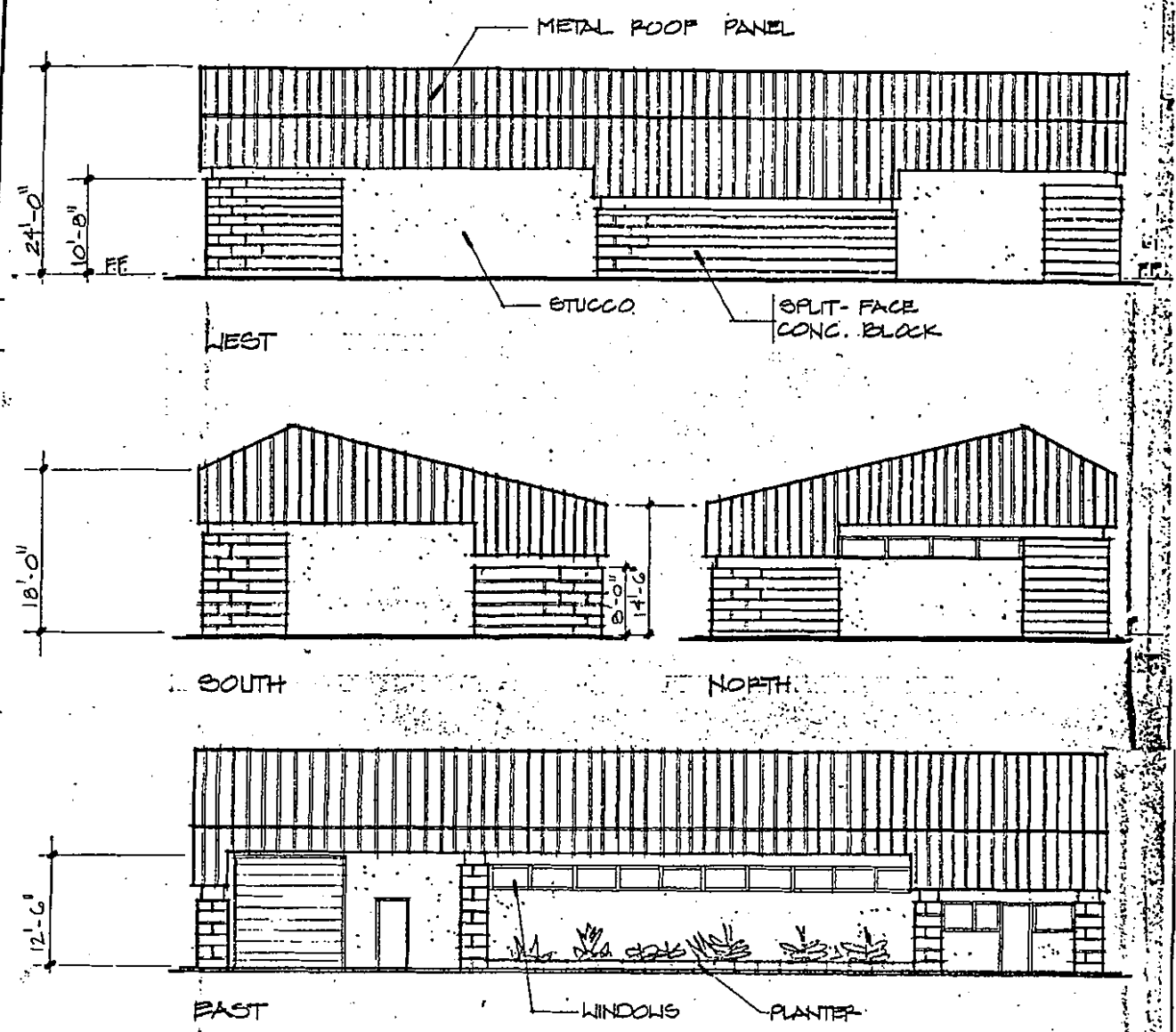


LEGEND

- (E) CONTOUR
- (N) CONTOUR
- T.P. TOP OF PAVING
- T.C. TOP OF CURB
- P.G. FINISH GRADE
- 710.50 (N) ELEVATION
- (712.30) (E) ELEVATION

CATCH BASIN

22



EXTERIOR ELEVATIONS

1/8" = 1'-0"

DEWAR
RIVERSIDE AVF

PD 89008
EXHIBIT D

EXHIBIT "E" - COLOR/MATERIALS BOARD

This exhibit is on file in the
Community Development Department