

City of El Paso de Robles

RESOLUTION NO. 90-185

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 89010
(OWNER: MARK PENDER / APPLICANT: CALMONT ASSOCIATES)

WHEREAS, Planned Development 89010 has been filed by Calmont Associates, in conjunction with Tract 1892, Rezone 89012 and an Amendment to Conditional Use Permit 78032, to establish a detailed plan approval for the second phase build out of an existing mobile home parking which is also proposed for condominium ownership, located on the north side of Sherwood Road at its intersection with Commerce Way (commonly known as the Quail Run Mobile Home Park), 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, a public hearing was conducted by the Planning Commission on June 26, 1990 and August 14, 1990, and by the City Council on September 4, 1990 and November 6, 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 granting a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and accompanying Subdivision application in accordance with the California Environmental Quality Act, 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 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,

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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 89010 subject to the following conditions:

1. The maximum number of buildable residential lots within this Planned Development shall be 310 (173 in phase one and 137 in phase two). These lots shall be arranged as approved by Tentative Tract 1892, attached as Exhibit "A", and the conditions of approval for that tract shall be complied with. 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 property line set backs as specified in Section 21.21.010 of the Zoning Ordinance.

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	Tentative Tract 1892
B	Conceptual Entry Way and Landscaping Plan
C	Conceptual Site Plan for expansion of Clubhouse
D	Conceptual Elevation of Clubhouse expansion
E	Resolution approving Tract 1892*

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

3. Architectural Review Committee approval of the detailed development plans listed below shall be required. Such approval shall occur prior to final map approval for any phase. All improvement upgrades shall be installed or securities provided prior to recording the final map for each indicated phase.

Detailed development plans shall consist of:

- (a) Detailed plans for the location and construction of a decorative (such as slumpstone, split-faced block or stucco coated precision block) masonry wall along the east and west project perimeters and the phase two portion of the northern project perimeter where grades provide, with screening to

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be installed for the remaining northern fence in a manner to be approved by the ARC; western wall shall be installed with phase one and the eastern and northern walls with phase two.

- (b) Detailed landscaping plans for the Sherwood Road parkway for the projects entire frontage. These plan shall include a mix of groundcovers, shrubs, and trees to produce varied vegetation heights. This shall mean that additional planting materials be introduced into the parkway located west of the project entrance. Detailed irrigation plans for fully automated irrigation (full frontage) shall also be submitted in conjunction with landscaping plans; Phase one frontage shall be installed with phase one and phase two frontage with phase two.
- (c) Detailed landscaping plans for all detention basin for use as a park area setting shall be submitted with full irrigation plans; this shall be installed with phase two.
- (d) Street tree species planting plan (minimum of 1-1/2 inch caliper trunk diameter) spaced a minimum of one tree per lot; this shall be installed with phase two.
- (e) Landscaping and irrigation plans and parking plan for the cul-de-sac island areas; islands shall be installed with the commencement of each phase.
- (f) Landscaping and irrigation plans for the raised landscape medians within the roads proposed in phase two; installed with phase two.
- (g) Detailed landscaping plans for fencing and screening of the recreational vehicle storage area, with the intent to provide a vertical buffer to property to the north, as well as a vegetative canopy cover; with phase one.
- (h) Detailed layout of the recreational vehicle storage area which illustrates the striping (size and spacing) for designated storage space, the surfacing and the elevations and location of the proposed maintenance building; improvement with phase one.
- (i) Detailed landscaping/irrigation and design plan for the redesign of the main project entrance. Details shall include the detail of the proposed gates and their construction so as to be

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acceptable to the Fire Department as well as the ARC; with phase one.

- (j) Details for installation of decorative iron to be incorporated at the top of the existing four foot wall along the Sherwood Road frontage; installed for phase one frontage with phase one and phase two frontage with phase two.

4. Setbacks shall be provided for all new development as follows:

- o 20 feet from public streets
- o 5 feet from all side and rear yards
- o 10 feet in all front yards

Setbacks shall be provided for all existing development as follows:

- o 3 foot clear separation shall be provided between units as determined by Fire Department (side and rear yards).

5. The applicant shall provide a survey of covered parking existing within phase one. The number total number of off-street parking spaces shall then be adjusted to off set those units which cannot provide the minimum of 2 off street parking spaces. All proposed units in phase two are to provide either a two car garage, or a covered carport which can accommodate two cars. The total number of minimum spaces within the park shall be 722.

The CC&Rs for the project shall prohibit vehicles from parking within the front yard set back areas (driveways). In addition, the CC&Rs shall prohibit parking on one side of the street only. The streets shall be red curbed to indicate no parking on one side in a manner to be approved by the Fire Department.

6. The developer shall provide 776 parking spaces within the project boundaries, as shown on the development plan/tract existing (Exhibit A). In the event that parking spaces are eliminated as a result of the redesign of cul-d-sac island areas, the applicant shall replace these spaces elsewhere in the project in a manner to be approved by the Architectural Review Committee (the ARC may approve minor reductions to the parking space numbers, provided at no time does the minimum fall below 722 spaces).

7. The developer shall provided landscape plans specifically designed to screen the existing transformer box located along the Sherwood Road parkway in a manner to be approved by the ARC.

8. All required landscaping shall be installed with automatic irrigation systems. The system design and water meter shall be

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located at the cost of the developer in a manner subject to approval by the Director of Community Services.

Responsibility for funding of landscaping maintenance shall be under a Home Owner's Association, to be established in a manner subject to the approval of the City Attorney.

Landscaping and irrigation systems shall be installed by the developer at the same time as all other public improvements.

Landscaping located within the City's right-of-way (Sherwood Road only) shall be the applicant's responsibility for maintenance for a period of 12 months following approval. City acceptance following the 12 month maintenance period shall be subject to the approval of the Director of Community Services.

9. The applicant shall be required to construct an expansion to the existing clubhouse facility as shown on the attached conceptual exhibits. The applicant shall submit detailed plans to the City's Architectural Review Committee for review and approval. It shall be the applicant's responsibility to coordinate with the current tenants regarding design plan expansion. The expansion shall be constructed prior to occupancy of any units within the phase two development.

10. All units within the park shall be constructed on recessed building pads in order to lower the overall profile of the mobile home units.

11. Prior to issuance of building permits, the units which are adjacent to Sherwood Road shall be subject to Architectural Review Committee review and approval. The intent is for the Committee to focus on the architectural detail and screening as may be necessary along this public right-of-way.

12. All residential structures within this 310 space mobile home park shall qualify as "mobile homes" under Section 21.08.278 of the City's Zoning Ordinance (Definitions).

13. Within this Planned Development, air conditioning units and satellite dish antennae shall only be located within a fenced enclosure (such as a rear or interior side yard, provided that a clear three foot wide passageway is maintained within an interior side yard); fencing shall be solid (allowing no sight through the fence) and at least 5 but no more than 6 feet in height. Air conditioning units and satellite dish antennae shall not be located within a front or street side yard, nor shall they be located on the roof of any structure or where they are otherwise prominently visible from other properties. Exterior mounted television or radio antennae shall not be permitted. The CC&Rs for the project shall incorporate the standards noted within this condition.

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14. The CC&Rs shall be subject to review and approval by the City Attorney to assure that City requirements are included and safeguarded from subsequent amendments.

15. All applicable conditions of Tract No. 1892 and Conditional Use Permit No.78032 shall apply in a manner to be approved by the City Planner.

PASSED AND ADOPTED THIS 6th Day of November, 1990 by the following Roll Call Vote:

AYES: Russell, Reneau, Martin and Iversen

NOES: Picanco

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

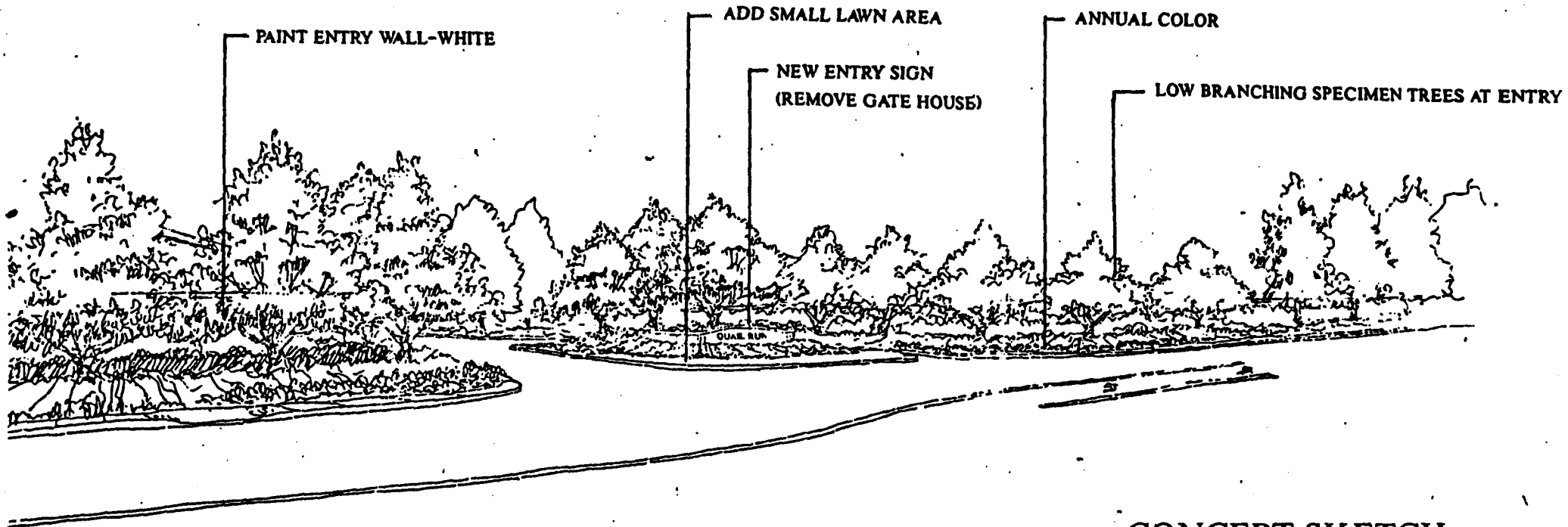
ATTEST:



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.

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CONCEPT SKETCH
ENTRY

PD 89010

EXHIBIT "B"

SG

Grand Run Club House
Site Plan 1" = 20'
12-15-09
LARK & GREENE P

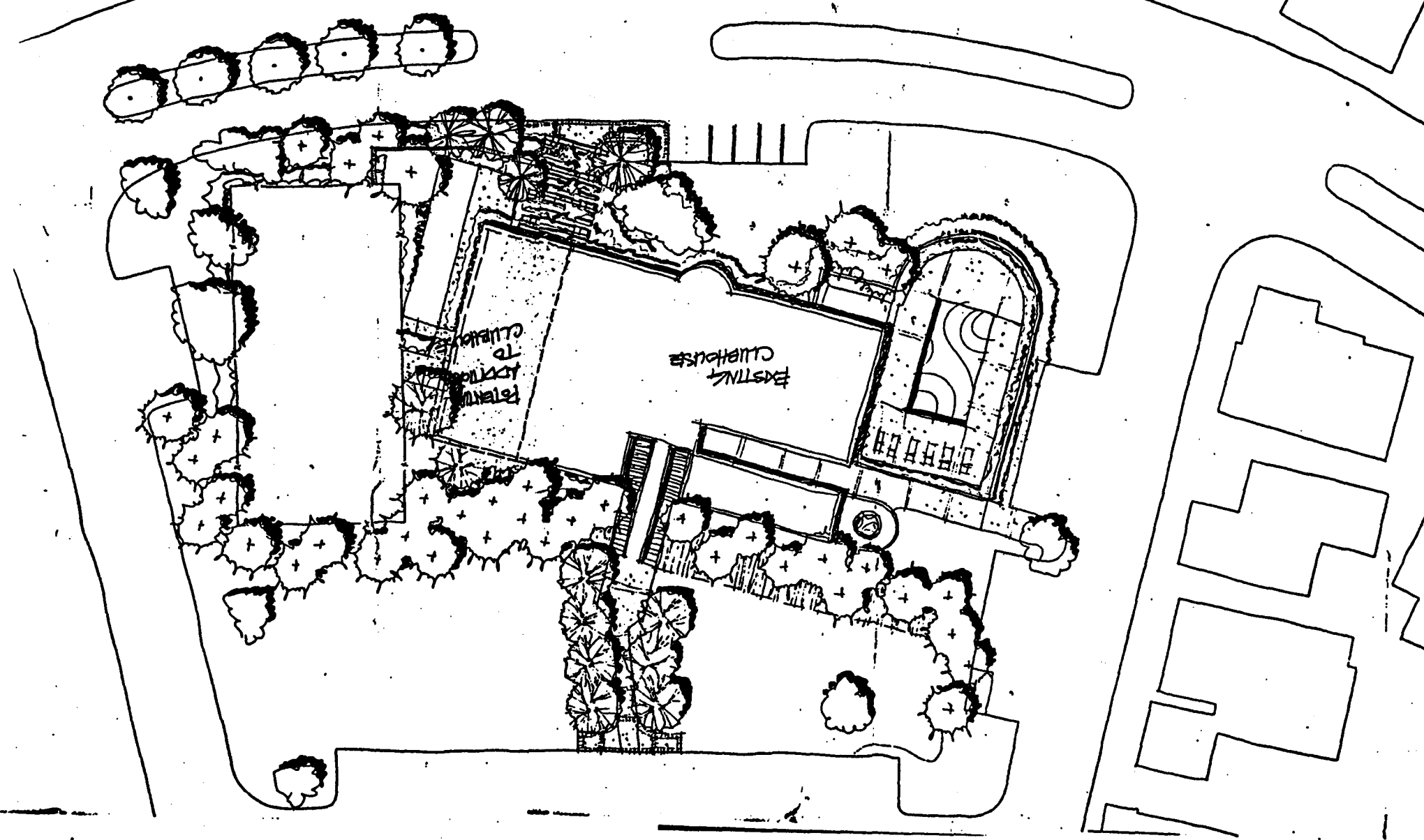
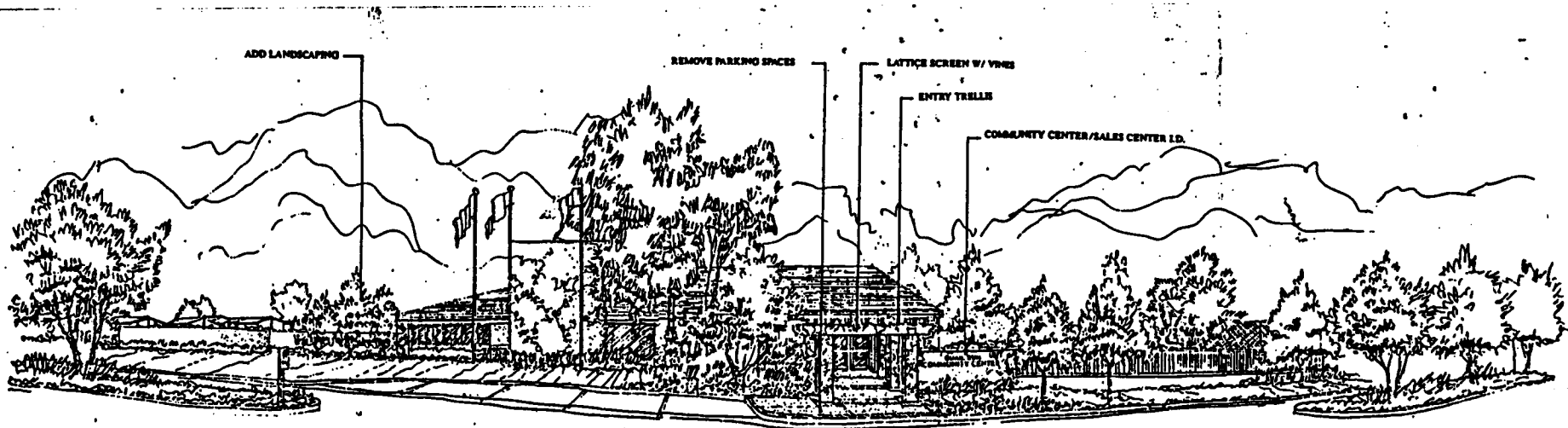


EXHIBIT "C"



CONCEPT SKETCH
COMMUNITY CENTER

PD 89010

EXHIBIT "D"

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SITE LOCATION FOR REZONE
 89012, PLANNED DEVELOPMENT
 89010, TRACT 1982 AND
 AMENDMENT TO CONDITIONAL
 USE PERMIT 78032
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