

# City of El Paso de Robles

RESOLUTION NO: 90-202  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING DEVELOPMENT PLAN DETAILS  
FOR PLANNED DEVELOPMENT 90013  
(GRANARY ASSOCIATES)

WHEREAS, Granary Associates, have filed an application to construct an approximate 23,000 square foot commercial/office center in three development phases, located on the southwest corner of Riverside Avenue and 12th Street, and

WHEREAS, a the Environmental Coordinator has conducted an initial study in accordance with the California Environmental Quality Act, and finds no substantial evidence that the project would have a significant effect on the environment if the mitigation measures mentioned in the initial study are required as conditions of the project development and a Negative Declaration will be prepared for the project, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 23, 1990 and by the City Council on November 20, 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 90009 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction and establishment of a 23,000 square foot commercial center

# City of El Paso de Robles

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consisting of three free standing buildings to be constructed in three development phases.

2. Any amendments to the approved detailed development plans shall be subject to review by the Architectural Review Committee (ARC) for determination if changes are in substantial compliance with the originally approved plans and/or minor enough changes to be reviewed and approved by the ARC. Those changes determined by the ARC to be beyond the scope of the ARC shall be subject to recommendations of the Architectural Review Committee and Planning Commission to the City Council for final approval.

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

## STANDARD CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

NOTE: Standard conditions shall apply unless superseded by a site specific condition.

## PUBLIC WORKS DEPARTMENT

4. 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.

5. 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.

6. 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.

7. The applicant shall submit a composite utility plan signed and approved by a representative for each public utility, together with the improvement plans.

8. 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.

# City of El Paso de Robles

9. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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").

18. 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.

# City of El Paso de Robles

19. 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.

20. 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.

21. 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..

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

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

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

29. A blackline clear Mylar (0.4 MIL) copy and a blue line print of as-built improvement plans, signed by the registered engineer

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who prepared said plans, shall be provided to the City Engineer prior to the final inspection.

30. 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.

31. 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.

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

33. 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

34. 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.

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

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

37. 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.

38. Construction, alteration and occupancy of all structures shall conform to the Uniform Building, Fire and related Codes

# City of El Paso de Robles

(1988 Edition) and National Electric Code (1987 Edition) as adopted by Ordinance 581 N.S..

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

40. 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

41. 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

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

43. 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.

44. 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.

## SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

45. The applicant shall construct the project in conformance with the site plan, landscaping plans, and building elevations, colors and materials attached as Exhibits A through G and listed below:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Master Site and Development Plan
B	Phasing Plan
C	Preliminary Grading and Utility Plan
D	Landscaping Plan
E1-E3	Elevations

# City of El Paso de Robles

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Color Board \*

\* Copy is on file in the Community Development Department.

46. All project lighting shall be designed in such a manner so as not to create off-site glare (this is to include street lighting as well as on-site project lighting).

47. The applicant shall be permitted to reduce the width of the sidewalk from 10 feet to 6 feet.

48. The applicant shall be required to revise the landscaping plan to provide additional shrub species within the project perimeter which shall be placed at intervals to break the monotony of the ground cover height. This shall be done in a manner to be approved by the ARC.

49. In the event that a subsequent phase has not been initiated prior to the final of the phase under construction, the applicant shall be required to install a temporary 5 foot landscape strip along the phase boundary. The landscaping shall be done in a manner to be approved by the ARC and may be constructed with an asphalt berm rather than a concrete berm.

50. Future building/project design modifications shall be required to return to the ARC for determination if proposed revisions are either minor enough for approval by the ARC or whether they are significant enough to require further review by the Planning Commission and City Council.

51. No building permits for phase two shall be approved unless an ordinance amendment adjusting the permissible height of occupiable building space is in full force and effect to permit the 66 foot height of the phase two building.

52. The applicant shall be required to provide further sign details for the southern building before sign permits may be issued. In addition, prior to commencement of phase two, the applicant shall submit a master sign plan to the ARC for review and approval.

53. The gates of the trash enclosures shall be constructed of siding material to match the buildings.

54. The transformer pad along the western portion of the site shall be located in a manner to be approved by the ARC.

55. Prior to phase two, the applicant shall submit a fence and screening detail to the ARC for their review and approval.

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56. The radius of the curb face at the intersection of Riverside Avenue and 12th Street shall be the standard minimum of 30' with a 10' x 10' corner cut-off.

57. All public street widening improvements, within the frontage of Phase I, shall be installed concurrently with Phase I and the remainder of street and water line improvements on Riverside Avenue and 12th Street completed concurrently with any future phase of development within Planned Development 90013. Thus, prior to issuance of building permits for work on any structure in Phases two or three, the applicant shall have posted securities, in a manner subject to approval of the City Engineer, for the construction of all remaining public improvements, together with performance and labor and materials bonds in amounts sufficient to guarantee performance of said construction.

58. The existing 6" diameter water line in 12th Street shall be upgraded to 8" diameter, together with conversion of fire hydrants to said line and installation of mainline gate valves.

59. The existing 3/4" diameter service line from Park Street shall be disconnected and may be removed or abandoned in place.

60. On-site surface drainage shall be conveyed to the street via under-the-walk drains and through curb face.

61. In the event that the previously abandoned sulphur spring shows any evidence of reactivating, the developer shall have his geologist review the extent of its presence on the subject property and make recommendations as to how it should be sealed. The developer shall then complete said sealing at his sole expense.

62. That screening of unused areas of the site through the use of fencing shall be done in a manner to be approved by ARC.

63. This Planned Development shall remain in force and effect during the life of Tract No. 2036 and shall continue to apply to Tract 2036 until Certificates of Occupancy are issued for each structure proposed to be developed in each phases on the subject site.

64. That prior to occupancy of Phase I or any other building on the site subject to this Planned Development, that the entire site shall be cleaned, graded, and landscaped, and that security fencing shall be provided, all in a manner to be approved the City's Architectural Review Committee.

PASSED AND ADOPTED THIS 20th day of November, 1990 by the following roll call vote:



# City of El Paso de Robles

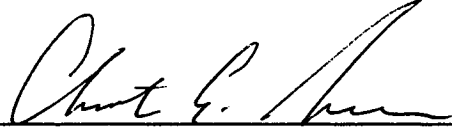
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AYES: Reneau, Picanco, Martin, Iversen

NOES: (None)

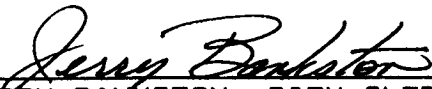
ABSENT: Russell

ABSTAIN: (None)



MAYOR CHRISTIAN E. IVERSEN

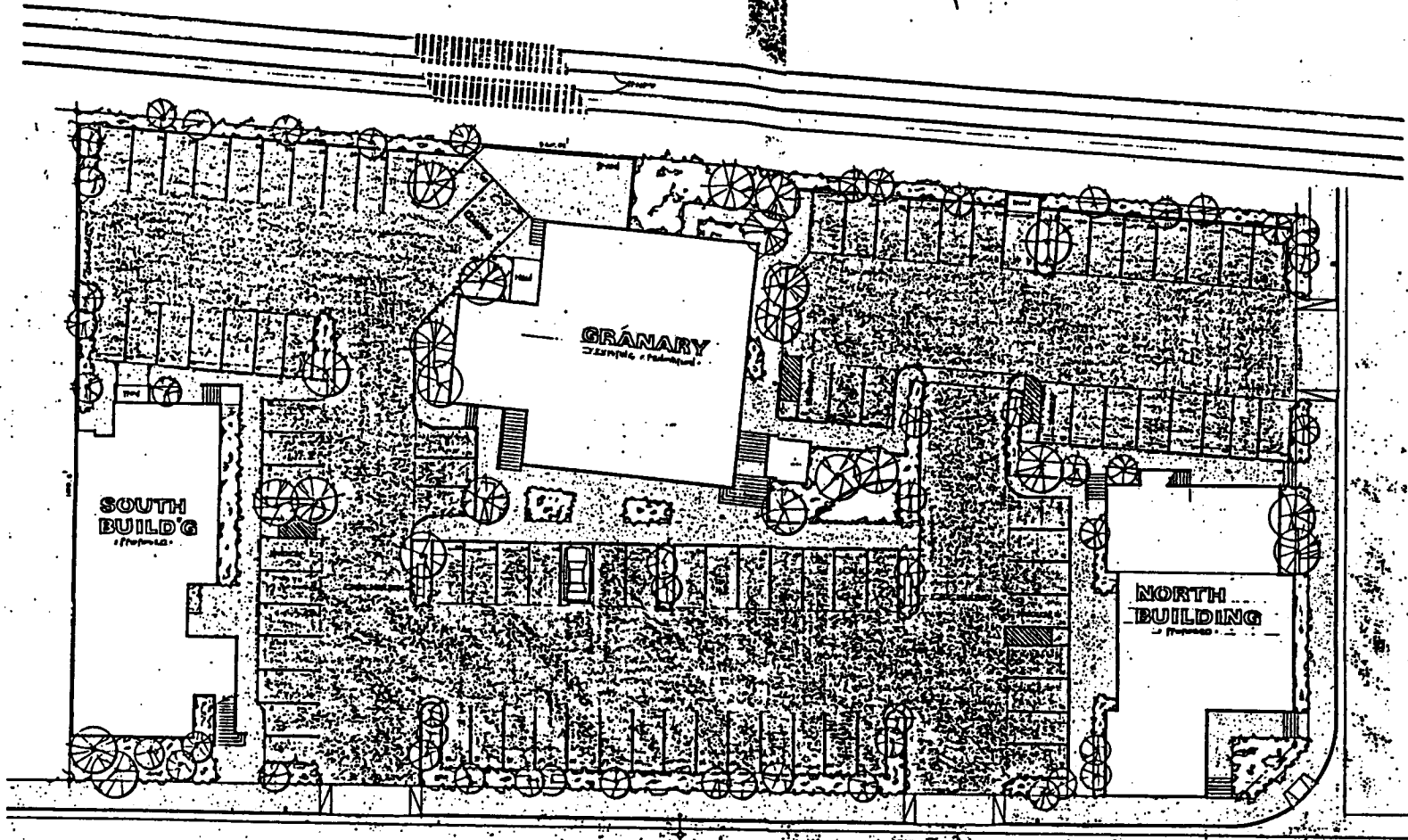
ATTEST:



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.

g:meg\pd\grain28.nov



**SOUTH BUILDING**

1st Floor	2,100 OFFICE
2nd Floor	1,500 OFFICE
8,600 TOTAL	

**GRANARY BUILDING**

1st Floor	1,000 RETAIL	2nd	2,700 OFFICE
2nd	4,000 FOOD SERVICE	4th	2,700 OFFICE
MEZZ.	1,200 OFFICE	16,700 TOTAL	

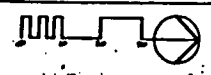
**NORTH BUILDING**

1st Floor	7,616 RETAIL
2nd	1,500 OFFICE
4,554 TOTAL	

**PRELIMINARY DEVELOPEMENT PLAN**

**GRANARY PROJECT**

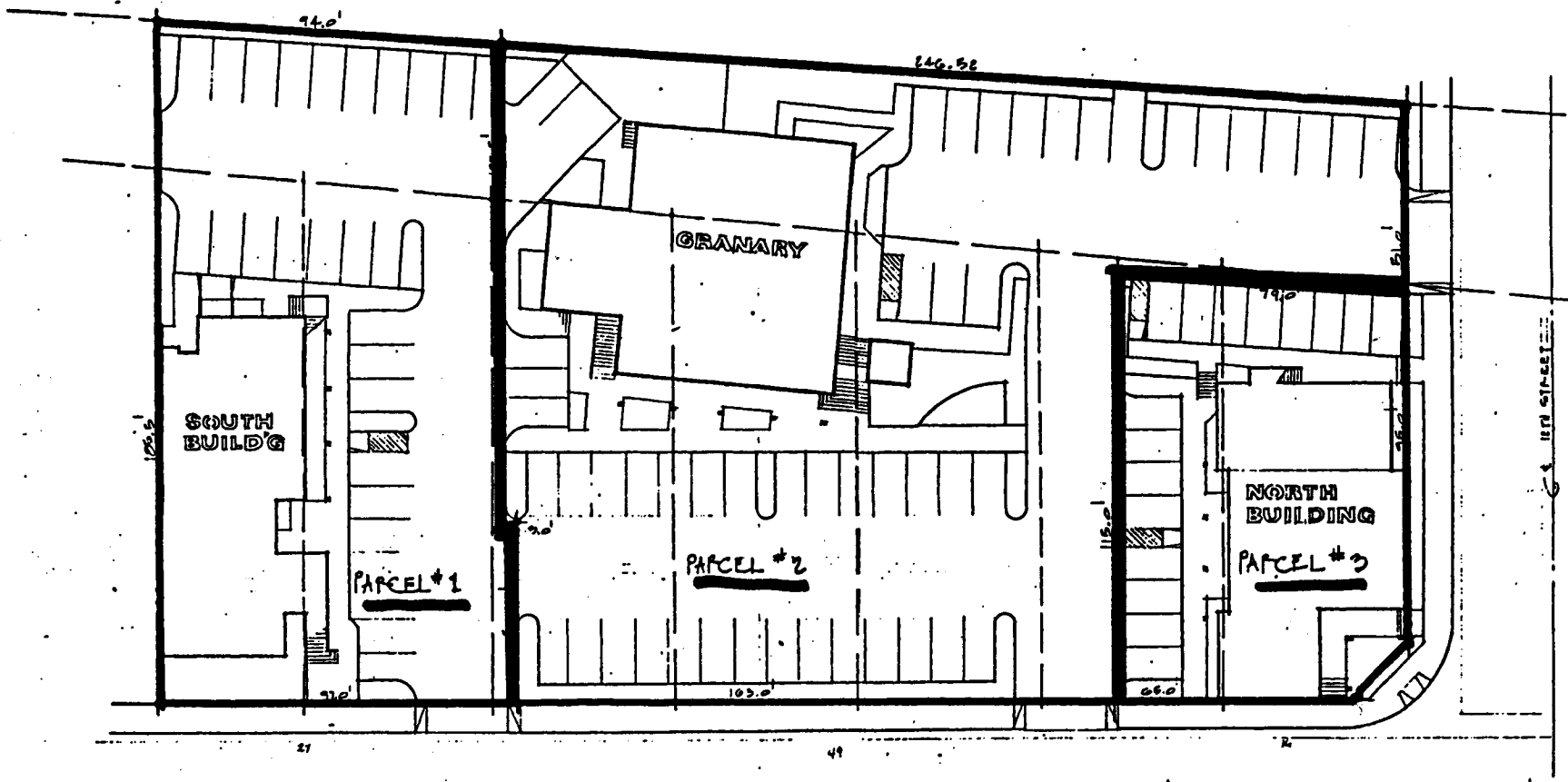
12.16.01 of PROPOSED PLAN  
 PARCEL LEGAL: Lot 7 to 14 Block 47 CITY OF FINE FOLDED  
 A.P. 11 01-100-01



TOTAL BUILDING AREA --- 22,874 SQ FT  
 PARKING SPACES --- 112 SPACES  
 SITE AREA --- 22,790 SQ FT  
 1.99 ACRES

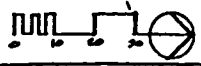
GRANARY ASSOCIATES - ARCHITECTS  
 100 PASCADORE AVE  
 FINE FOLDED - CA  
 800-501-0150  
 MICHAEL GILMAN - ARCHITECT  
 945 15th STREET  
 FINE FOLDED - CA  
 800-768-7995

**PD 90013**  
**EXHIBIT "A"**



RIVERSIDE AVE

PHASING PLAN - GRANARY PROJECT



LEGEND	
TO BE SUBMITTED BY OTHERS AS A LOT LINE ADJ.	---
EXIST LOT LINES	---

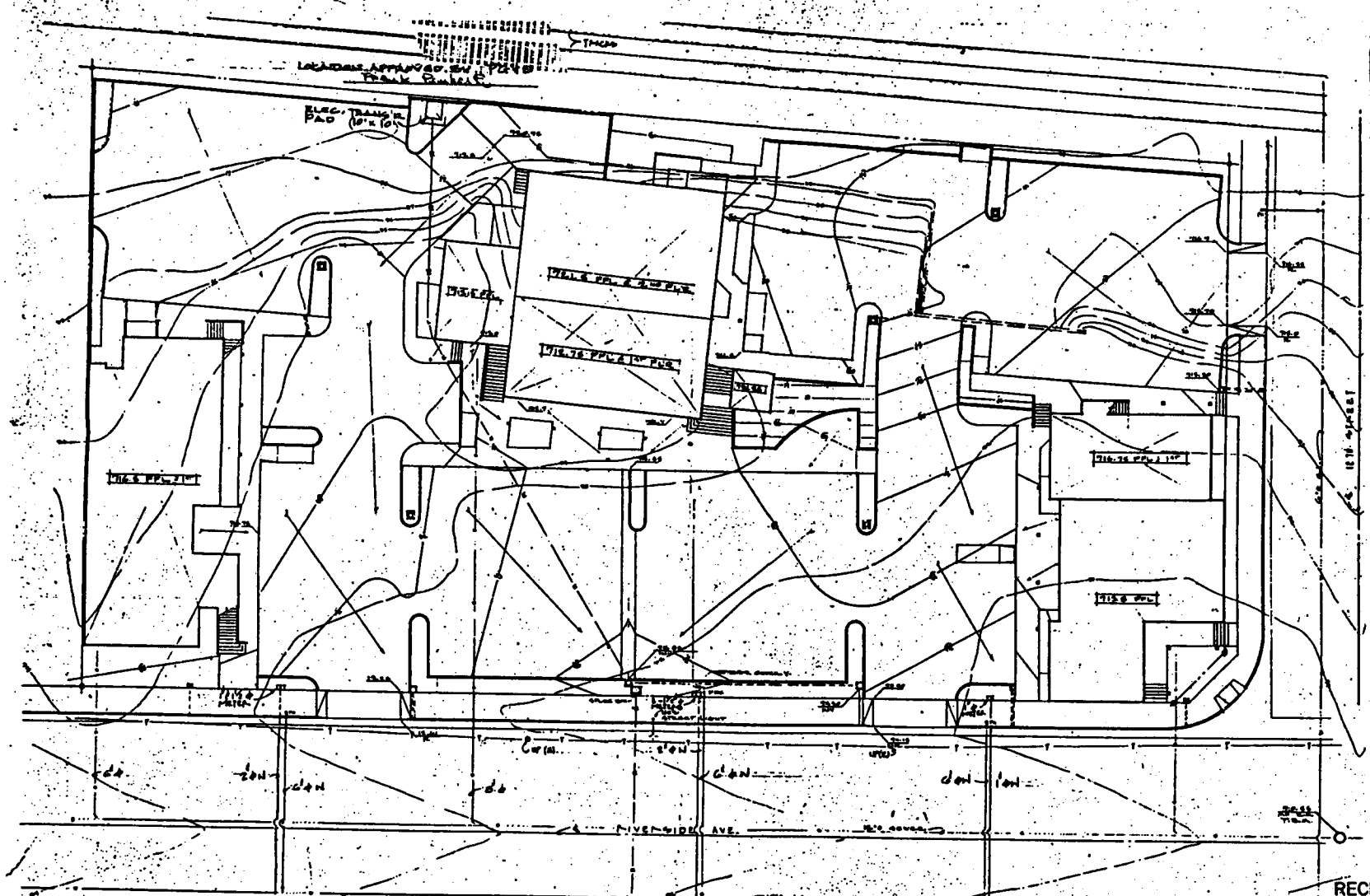
**PHASE #1**  
 A. OFF SITES - ADJACENT PARCEL #1 ON RIVERSIDE AVE  
 B. ON SITES - ALL PARCEL #1  
 C. UNDERGROUNDING - ALL RIVERSIDE FRONTAGE INWDG EXCEPT FOR PIT

**PHASE #2**  
 A. OFF SITES - ALL REMAINING PROJECT FRONTAGE ON RIVERSIDE & 12TH STREETS  
 ALL UTILITY EXTENSIONS  
 B. ON SITES - ALL PARCEL #2

**PHASE #3**  
 ALL PARCEL #3 ON SITE

PD 90013  
 EXHIBIT 11011

ec



**PRELIMINARY GRADING & UTILITIES PLAN**

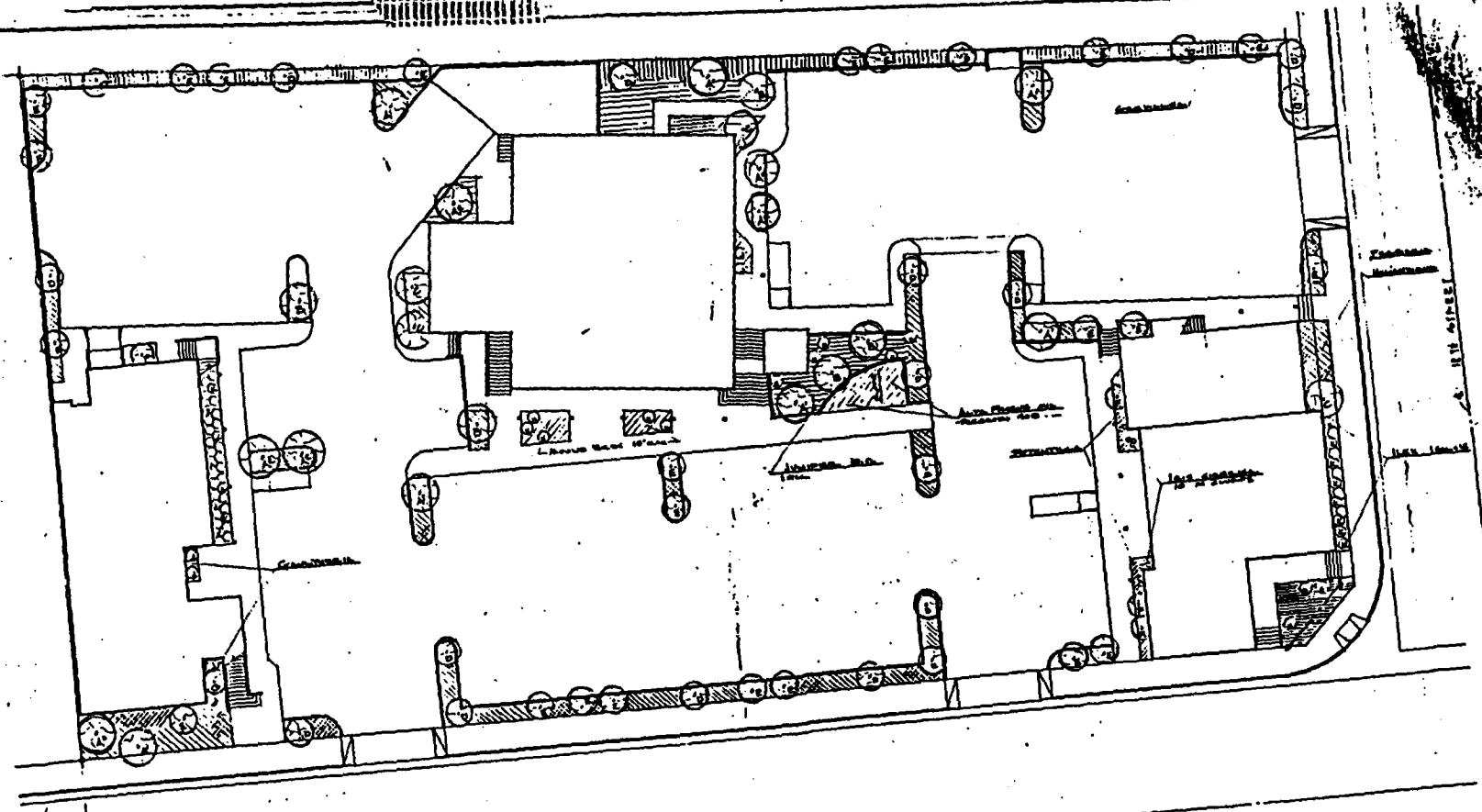
TOPOGRAPHIC DATA  
 BY: [unclear] SURVEYING  
 1971-72

CONTRACT ASSOCIATES - CIVIL/DEVELOP  
 1100 PUEBLO CA  
 AUG 1971 0710

Jack G. Hall - Project  
 446 12th Street  
 San Francisco, CA  
 415-398-1000

RECEIVED  
 JUN 17 1980  
 COMMUNITY DEVELOPMENT

23



- PLANT SCHEDULE**
- ① LINDSEY STURDIPUS - 10 GAL
  - ② A.C. 'RED AUTO' SAUCE 'AR' - 10 GAL
  - ③ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
  - ④ 'LUNA' - 10 GAL
  - ⑤ RUBRA CRUCIATA 'KARLOT' - 10 GAL
  - ⑥ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
  - ⑦ 'LUNA' - 10 GAL
  - ⑧ RUBRA CRUCIATA 'KARLOT' - 10 GAL
  - ⑨ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
  - ⑩ 'LUNA' - 10 GAL
  - ⑪ RUBRA CRUCIATA 'KARLOT' - 10 GAL
  - ⑫ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
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  - ⑮ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
  - ⑯ 'LUNA' - 10 GAL
  - ⑰ RUBRA CRUCIATA 'KARLOT' - 10 GAL
  - ⑱ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
  - ⑲ 'LUNA' - 10 GAL
  - ⑳ RUBRA CRUCIATA 'KARLOT' - 10 GAL

- ① WOODRUFF PLANTING - 6 GAL
- ② LUNA CRUCIATA 'KARLOT' - 10 GAL
- ③ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
- ④ 'LUNA' - 10 GAL
- ⑤ RUBRA CRUCIATA 'KARLOT' - 10 GAL
- ⑥ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
- ⑦ 'LUNA' - 10 GAL
- ⑧ RUBRA CRUCIATA 'KARLOT' - 10 GAL
- ⑨ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
- ⑩ 'LUNA' - 10 GAL
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- ⑰ RUBRA CRUCIATA 'KARLOT' - 10 GAL
- ⑱ SPINA BRASS-VIRIDIS 'ARTIS DUM' - 10 GAL
- ⑲ 'LUNA' - 10 GAL
- ⑳ RUBRA CRUCIATA 'KARLOT' - 10 GAL

- LEGEND NOTES**
1. REFER TO THE SPECIFICATIONS
  2. ALL LANDSCAPED AREAS TO BE GRADED
  3. SEE PLAN FOR MATERIALS
  4. SEE PLAN FOR MATERIALS
  5. SEE PLAN FOR MATERIALS
  6. SEE PLAN FOR MATERIALS
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  20. SEE PLAN FOR MATERIALS

**TECHNICAL LANDSCAPE PLAN**

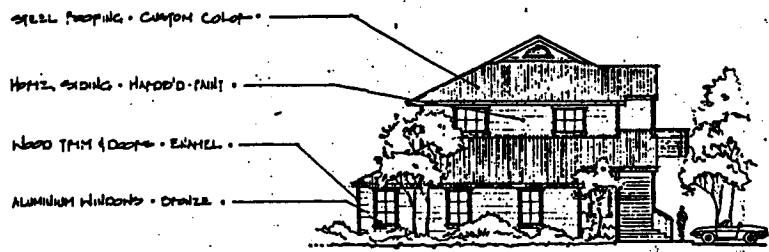
CHERRY ARCHITECTURE/DESIGN  
 466 11th Street  
 San Francisco, CA  
 415.775.0100

MR. CAROL ARCHITECT  
 466 11th Street  
 San Francisco, CA  
 415.775.0100

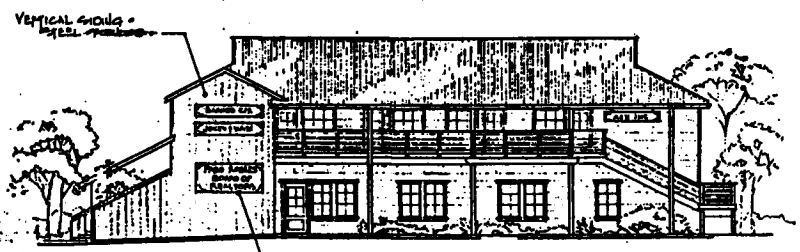
**PD 90013**  
**EXHIBIT "D"**

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# PD 90013 EXHIBIT "E-1"



EAST



NORTH



WEST



SOUTH

se

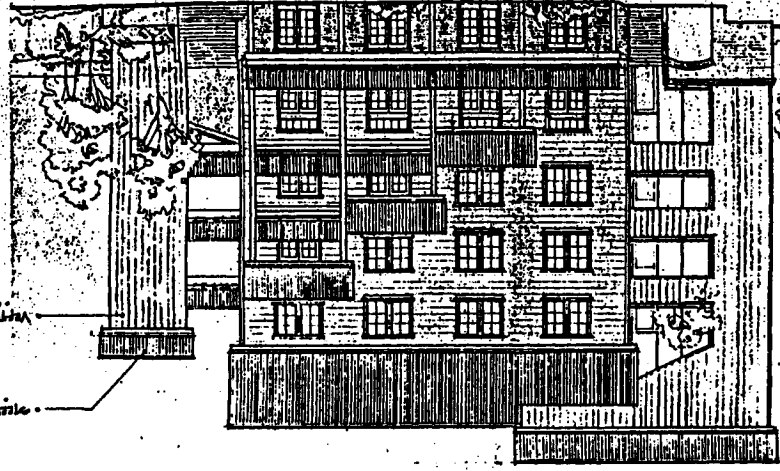
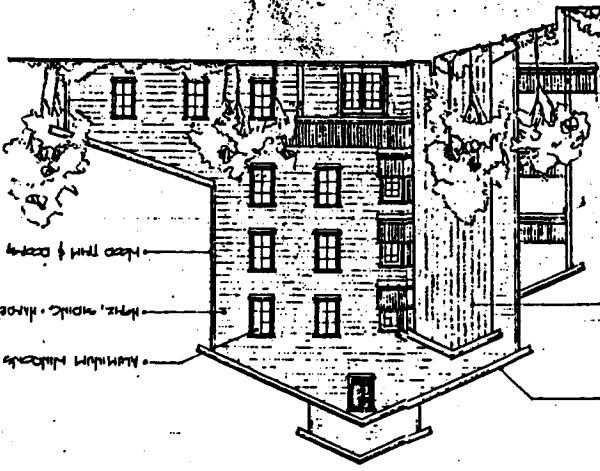
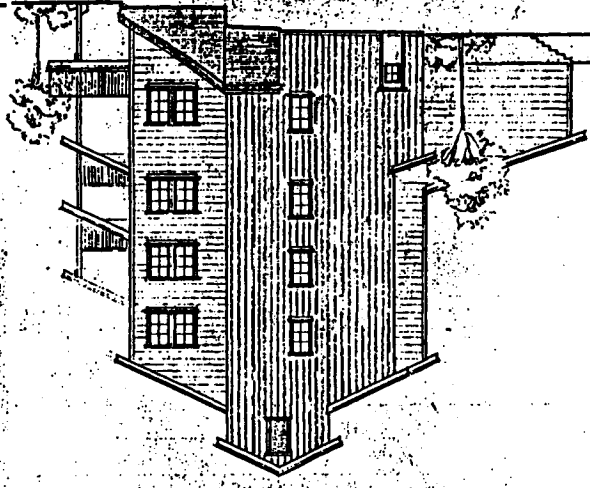
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WEST

SOUTH

NORTH

EAST

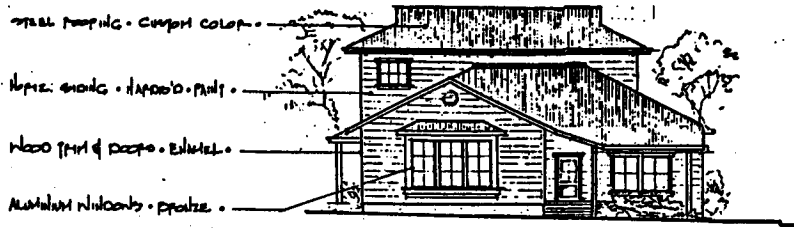


RECEIVED  
APR 4 1933  
DEPARTMENT OF  
RECONSTRUCTION

GRANT FEDERAL ELEVATORS No. 11  
125 CALIF. STREET  
SAN FRANCISCO, CALIF.

- MASONRY MATERIALS - PRIZES  
 - WIRE, WOLK - HINCO - PAINT  
 - WOOD PAINT & COATING - CHINELL  
 - WIRE, WOLK - HINCO - PAINT  
 - WIRE, WOLK - HINCO - PAINT  
 - WIRE, WOLK - HINCO - PAINT

PD 90013  
 EXHIBIT "E-2"



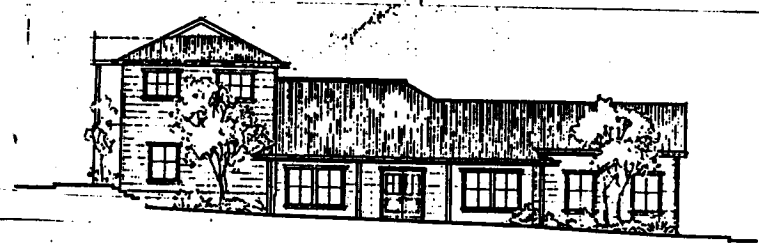
EAST



NORTH



WEST



SOUTH

PD 90013 EXHIBIT "E-3"

NORTH BUILDING - ELEVATIONS 12/10  
 CANNON PROJECT - 6144 4 AVENUE NW  
 NICK GILMAN - ARCHITECT  
 200 E. W. ST. - PASADENA, CA  
 91101-2200

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