

# City of El Paso de Robles

## RESOLUTION NO: 90-210

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING DEVELOPMENT PLAN DETAILS FOR PLANNED DEVELOPMENT 90017 (BEREMAN & HAYNES/CINDERELLA CARPETS)

WHEREAS, Ron Bereman and Stan Haynes, have filed an application to construct approximately 15,000 square feet of commercial/industrial space on two lots, in two development phases, located at the south east corner of Ramada Drive and Vendels Circle, and

WHEREAS, the City Council has adopted a Negative Declaration prepared for this project, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 19, 1990 and by the City Council on December 4, 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 90017 subject to the following conditions:

#### CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction and establishment of 15,000 square feet of commercial/industrial space with a 35 parking stalls provided, in two buildings, on two lots, in two phases. The first phase shall include a 7,550 square foot industrial building which shall consist of warehouse, office and showroom areas, landscaping, and development of the

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entire parking lot. The second phase shall consist of a second commercial/industrial building of approximately the same square footage as the first building. Building elevation, parking, and landscaping details of this second Phase of Development shall be subject to the approval of the ARC.

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.

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. Approval of this project does not guarantee availability of sewer service. Availability of service for each lot to be determined on a first come, first serve basis at the time of application for a building permit.

6. 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.

7. 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.

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

9. 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

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and the City Council determine such undergrounding is not economically feasible.

10. 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.

11. 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.

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. All top soil removed shall be stockpiled and evenly distributed over any slopes 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.

15. 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.

16. 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.

17. 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.

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

19. 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.

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20. A blackline clear Mylar (0.4 MIL) copy and a blueline 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.

21. 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.

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

23. 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.

24. 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.

25. 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.

26. 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.

## COMMUNITY DEVELOPMENT DEPARTMENT

27. All improvements, including landscaping and irrigation systems, approved by the City Council, shall be installed prior to occupancy.

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

29. 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.

30. 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..

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31. Applicant shall obtain a Certificate of Occupancy for all structures prior to their occupancy (Ordinance 525 and 538 N.S.).

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

## POLICE DEPARTMENT

33. 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

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

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

### PUBLIC WORKS DEPARTMENT :

35. Existing driveways shall be relocated to match access points on approved plot plan and curb, gutter and sidewalk reinstalled as needed. Said work shall be done under an approved encroachment permit from the office of the City Engineer.

36. Developer shall install a street light on Ramada Drive and on Vendels Circle at locations specified by the City Engineer.

## COMMUNITY DEVELOPMENT DEPARTMENT

37. Applicant shall construct the project in conformance with the site plan, landscaping plans, and building elevations, colors and materials attached as Exhibits A through F and listed below:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site and Development Plan, Phases I & II
B	Preliminary Grading and Drainage Plan *
C	Elevations *
D	Color Board *
E	Landscaping Plan
F	Phasing Plan

\* Copies are on file in the Community Development Department.

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38. Phase two of the project shall substantially comply with the Master Site and Development Plan (Exhibit A as noted above).

Detailed plans for phase two construction shall be subject to review and approval by the City's Architectural Review Committee (ARC) prior to issuance of building permits for that phase. The detailed plans for landscaping and elevations shall substantially comply with the quality and character of the phase one construction. When reviewing the phase two details, the ARC shall have the ability to require additional project detail or upgrade, as may be necessary, to meet the quality and character of phase one development.

39. 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).

40. All shrubs called out within the approved landscaping plan shall be a minimum of 5 gallon in size and all trees planted shall be a minimum of 1-1/2 trunk caliper in size.

41. The property owner shall petition City Council to be included in a benefit maintenance district for street lighting which is required by this approval.

42. The applicant shall be responsible for maintenance of all project landscaping.

43. Prior to occupancy, the applicant shall record a Covenant guaranteeing reciprocal access and parking, in a form to be approved by the City Attorney.

44. Prior to occupancy, the applicant shall record a "Declaration of Protective Covenant", in a form to be approved by the City Attorney, that notifies future property owners of the requirement to conform to City parking standards, and the limitations this imposes on future tenants of the eastern building.

45. The applicant shall install a 6' high concrete block wall along the southern property line between the buildings, at the time of development of the parking lot. The wall shall be surfaced in stucco over the blocks, with 3' color banding to match the building.

46. The landscape plans shall be revised to eliminate the proposed Cork Oaks and substitute another species.

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47. Roof parapets shall be four-sided, to satisfactorily screen any roof-mounted equipment.

48. Prior to occupancy, the applicant shall install an asphaltic concrete berm and 5 foot temporary landscape buffer along the eastern side of the parking lot, where the improved lot meets the unimproved future site for the Phase II building. Landscape plans for the temporary buffer shall be approved by the Architectural Review Committee.

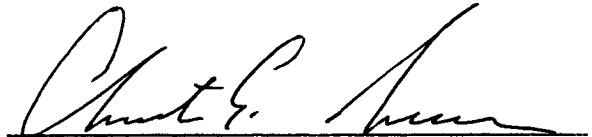
PASSED AND ADOPTED THIS 4th day of December, 1990 by the following roll call vote:

AYES: Martin, Reneau, Picanco and Iversen

NOES: None

ABSENT: Russell

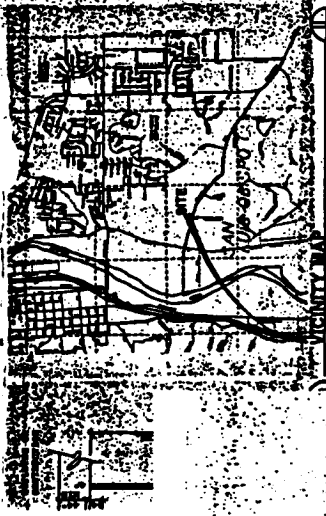
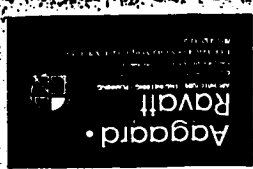
ABSTAIN: None

  
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.



**REVISIONS**

NO.	DATE	DESCRIPTION
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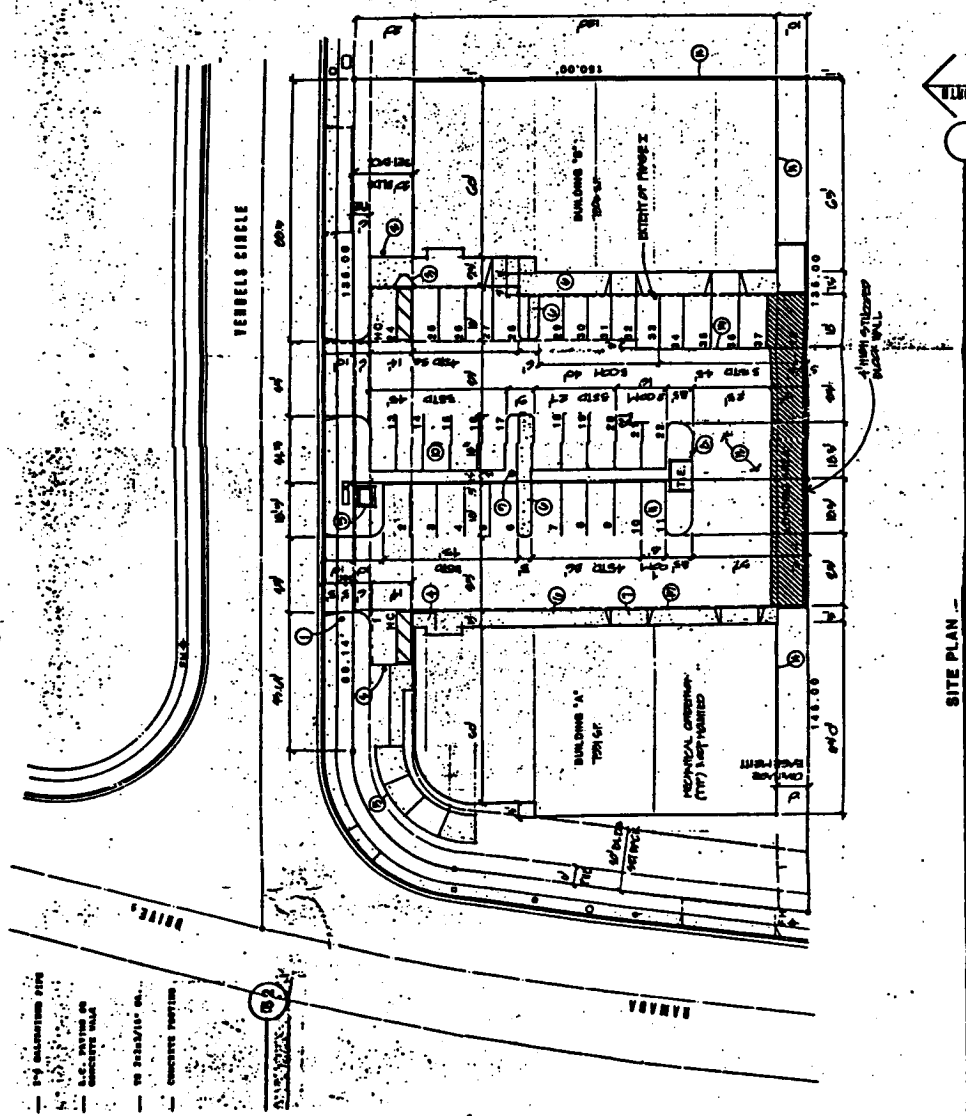
**PROJECT**  
CINDERELLA  
CARPETS

**OWNER**  
CINDERELLA CARPETS

**DATE**  
11 MAY 1960

**SCALE**  
1" = 30'-0"

**PLANNED BY**  
Aggaard Royall



**SITE PLAN — PD 90017**



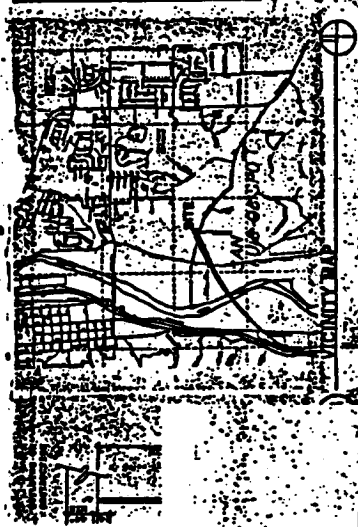
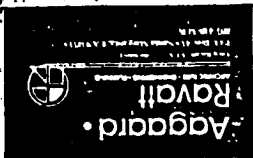


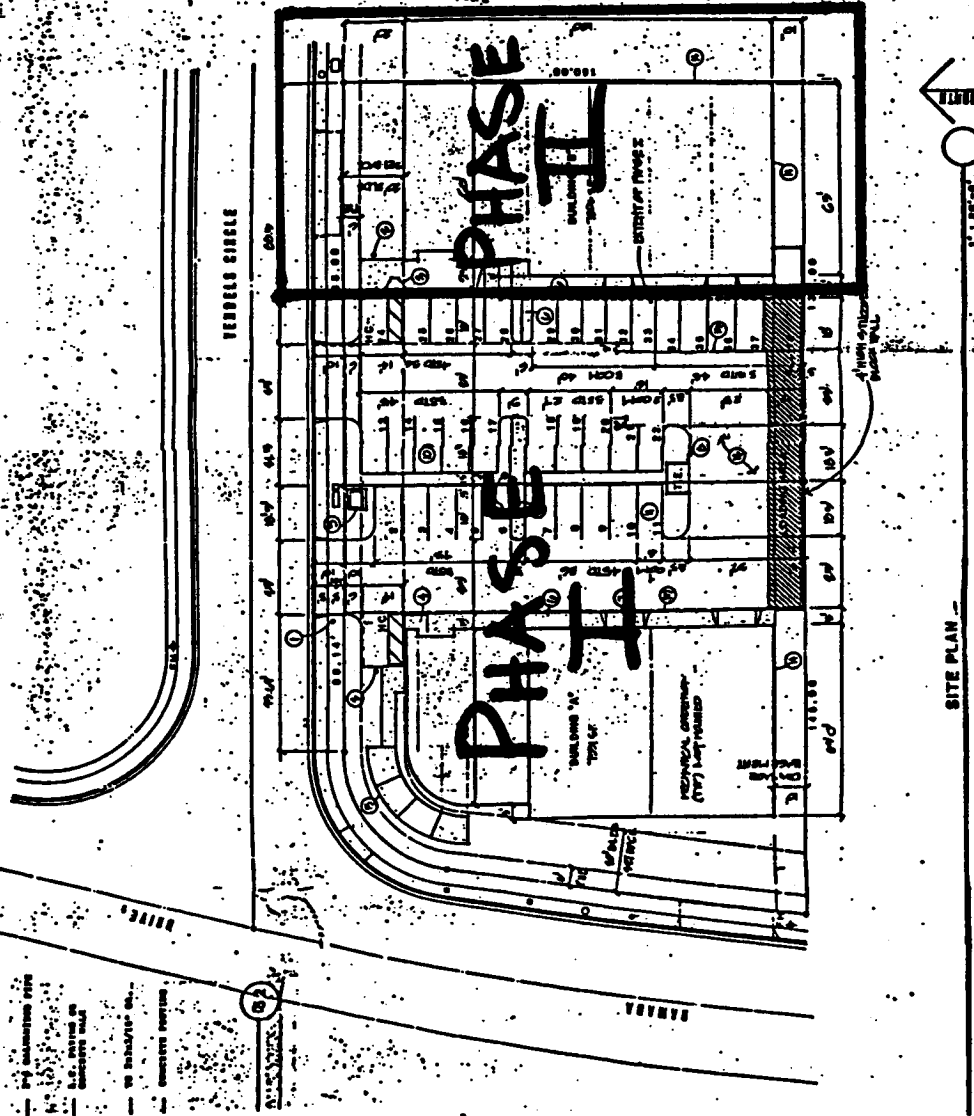
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PROJECT: CINDERELLA CARPETS

SITE PLAN

Prepared by: [Name]

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- Legend for site plan symbols: 1. Proposed building, 2. Proposed parking, 3. Proposed driveway, 4. Proposed sidewalk, 5. Proposed utility lines.

SITE PLAN

PHASING PLAN - PD90017

EXHIBIT F-13