

City of El Paso de Robles

RESOLUTION NO: 91-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING DEVELOPMENT PLAN DETAILS FOR PLANNED DEVELOPMENT 90019 (SPRING & 6TH INVESTMENT GROUP-PADRE OAKS PLAZA)

WHEREAS, Spring & 6th Investment Group has filed an application to construct approximately 15,400 square feet of commercial space by adding approximately 6,600 square feet to an existing 8774 square foot commercial building, located along the north side of Sixth Street, from Spring Street to Park Street, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 11, 1990 and by the City Council on January 15, 1991 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 90019 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction and establishment of 15,400 square feet of commercial space with 61 parking stalls provided. The construction shall include a 6,600 square foot addition to an existing 8,774 square foot commercial building. The 15,400 square foot building shall consist of multi-tenant commercial uses. The development shall include landscaping and development of the entire parking lot.

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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.

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. All street 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.

5. All sewer mains and manholes not within the street or paved area shall be within an easement and accessible by an all-weather road.

6. The existing Oak tree located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 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.

7. When the development fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of the 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 placed to centerline and the remaining pavement shall be overlaid.

8. Prior to occupancy, the developer shall annex to the City's Benefit Maintenance District for payment of the operating and maintenance costs of street lights.

9. Each contractor performing work of any kind within the public right-of-way (ex.: street areas, sidewalk, etc.) shall obtain an Encroachment Permit from the Public Works/Engineering office.

10. 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

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the project shall be relocated underground, unless the Planning Commission and the City Council determine such undergrounding is not economically feasible.

11. 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.

12. The applicant shall plant approved street trees, according to the approved landscaping plan.

COMMUNITY DEVELOPMENT DEPARTMENT

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

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

15. 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.

16. 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..

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

18. 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

19. 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

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

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SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

PUBLIC WORKS DEPARTMENT:

21. Spring Street shall be widened by approximately eight feet so as to align with the master planline for said street. This will require the removal of a like amount of sidewalk and the entire driveway reconstructed. The existing street light pole shall be removed at the northeast corner of Spring and 6th Streets and a standard handicap ramp installed, and a standard corner cutoff dedicated.

22. A street light shall be installed at approximately the midpoint of the project's frontage on 6th Street. The existing parkway shall be replaced with a five foot sidewalk adjacent to 6th Street, and the sidewalk shall be replaced with landscaping.

23. The right-of-way on Park Street shall be improved with a ten foot sidewalk, a street light at or near the northern property line, and a handicap ramp installed at the corner of 6th and Park Streets, and a standard corner cutoff dedicated.

24. The existing 6" diameter sewer running northerly under the middle of the existing building shall be inspected and repaired as needed.

25. The existing Oak tree shall be reviewed by a licensed arborist relative to any need for modifying the existence of buildings and pavement that has been encroaching into the entire dripline area for several years.

26. Underwalk drains shall be installed as needed to assure that no surface drainage is directed over sidewalks or driveways.

COMMUNITY DEVELOPMENT DEPARTMENT

27. 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 Plan * NOTE: This has been supplemented and revised by exhibits G and H
B	Preliminary Grading and Drainage Plan *
C	Elevations *
D	Colors and Materials Board *
E	Landscaping Plan *

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- F Monument Sign Plans
- G Revised Site Plan of Padre Oaks plaza
- H Revised Site Plan of 24' Spring Street driveway and sidewalk adjacent to 6th Street

* Copies are on file in the Community Development Department.

28. Landscaping, elevation, and sign plans shall be subject to review and approval by the City's Architectural Review Committee (ARC) prior to issuance of building permits. The detailed plans for landscaping and elevations shall substantially comply with those approved by the City Council.

29. 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).

30. 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.

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

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

33. The applicant shall construct the clay tile pitched roof along the entire Park Street elevation. Elevation plans shall be submitted to the Architectural Review Committee for approval prior to issuance of building permits.

34. Detailed landscape plans showing additional landscaping in the 6 foot area between the north wall of the building and the northern property line shall be submitted to the ARC for approval prior to issuing building permits.

35. Parking lot landscaping plans shall be submitted to the ARC showing the addition of an adequate number of trees to provide shade cover for the parking area. The species and number shall be determined by the ARC.

36. Concrete walkways shall be installed in the landscaped area on the eastern end of the project to access the entrances shown on the Park Street frontage.

37. The driveway into Spring Street shall be a minimum of 24 feet wide, and shall be signed for "entrance only/no exit" in a manner to be approved by the City Engineer.

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38. No new construction that would penetrate the ground surface shall occur within the eighteen (18) feet of the trunk of the large Oak. Further, prior to City Council approval of the Planned Development becoming effective, the arborist's report shall be supplemented by additional standards for development and future maintenance within the drip line of the oak, detailing the nature and depth of disturbances to the ground. All development within the drip line of the oak shall be subject to the arborist's report. As necessary to avoid impacts to the oak tree, construction shall utilize cantilevered foundations and such other measures as are necessary to avoid adverse impacts. If necessary to avoid impacts, the new construction building line shall be reduced to comply with the arborists recommendations. The adequacy of the arborist's report and mitigation measures shall be subject to approval of the City Engineer.

39. All roof-mounted equipment shall be thoroughly screened from the street rights-of-way.

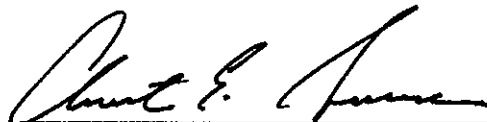
PASSED AND ADOPTED THIS 15th day of January, 1991 by the following roll call vote:

AYES: Russell, Reneau, Martin, Picanco and Iversen

NOES: None


ABSENT: None

ABSTAIN:



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.