

City of El Paso de Robles

RESOLUTION NO. 91-09
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE FINAL DEVELOPMENT PLANS
FOR PHASE THREE OF TRACT 1508
(PD 87001 - BONITA HOMES, INCORPORATED)

WHEREAS, Bonita Homes Incorporated, has filed an application for final approval of the development plans for:

- o model house designs for 44 lots within the phase three of Tract 1508,
- o fence details on all property lines,
- o the bikeway, landscape screen and park, and

WHEREAS, Conceptual approval for Planned Development 87001 (the development plan for Tract 1508) was approved by the City Council via Resolution 87-47, adopted on August 4, 1987; and

WHEREAS, the City Council adopted Resolution 87-48 on August 4, 1987 approving Tract 1508 and establishing specific conditions of approval for that tract, and

WHEREAS, a public hearing was conducted by the Planning Commission December 11, 1990 and January 8, 1991, and by the City Council on February 5, 1991, to consider facts as presented in the staff reports prepared for this project and to accept public testimony regarding the proposed revisions to the subdivision phasing, and

WHEREAS, a Negative Declaration was adopted for this project 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, or be injurious or detrimental to property and

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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 90007 subject to the following conditions:

1. The conditions for Planned Development 87001 contained within Resolution 87-47, being Exhibit A to this resolution, shall remain in effect, and in addition, Exhibits B through E of this resolution shall be in effect.

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	Resolution 87-47 and its Exhibits*
B	Site plan - showing foot prints and set backs (reduction attached - full size copy on file in the Community Development Department)
C1-C5	Landscaping Plans - showing Landscape treatment along bikeway*
D1-D8	Elevations and Floor Plans - Showing floor plan variations with two optional elevation treat- ments per plan with side and rear elevations*
E	Color and Material Board*
F	Park plans and bikeway - showing planting, irrigation and play equipment*

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

3. The housing mix within phase three of Tract 1508 shall be as follows:

Plan #	Square footage	Total #	Percentage
No. 1	1,426 sq. ft.	13	29.5%
No. 2	1,650 sq. ft.	11	25.0%
No. 3	1,916 sq. ft.	7	16.0%
No. 4	1,990 sq. ft.	13	29.5%

NOTE: In order to permit the applicant to build units in response to market demand, this resolution authorizes a change of

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any model not to exceed 15 percent of the number of units of any model number subject to making such request for change in writing to the City Planner.

4. All units must meet the required set backs contained in Table 21.16E.220 of the Zoning Ordinance (R-1 set back standards).

5. Lights for streets, bikeway and parks to be installed within this subdivision shall have shields that contain the glare to the street and bikeway (light design is subject to ARC approval).

6. The applicant's subdivision agreement shall include a maintenance period by the developer for all bikeway, embankment and park landscaping, irrigation and lighting to be until such time that the Benefit Maintenance District for this project becomes solvent, or two years, whichever comes first.

7. Detailed landscaping and irrigation plans for all bikeway, embankment, and park landscaping shall be submitted to the Community Services Director for review and approval prior to landscaping installation.

8. The play area and bikeway shall provide the following:

- a. All landscaping shall be of low maintenance design;
- b. For safety reasons, it is necessary to pave the entire bikeway.
- c. Security lighting within the park is necessary, however, it shall be designed so as not to shine in adjacent homes.
- d. Perimeter fencing to discourage ATV cyclists, (The Director of Community Services recommends a post and cable type fence);
- e. Drinking fountains and restrooms. The restrooms shall be located at the highest elevation within the park and be a minimum of 1 foot above the 100 year flood level determined by FEMA. The design of the restrooms shall include handicap accessibility, tile roof, split-face or decorative block style building (final design subject to ARC approval);
- f. Benches throughout the park;
- g. Trees on top of slope to be spaced at one for every 25 feet of bikeway length and to be arranged in a clustered pattern.

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9. All bikeway, park, landscaping, irrigation and lighting (for streets, bikeway and park) improvements for phase three shall be installed by the developer and approved by the Director of Community Services prior to the issuance of a certificate of occupancy for any residence within that phase.

10. All required landscaping and trees for all previous phases of Tract 1508 shall be installed before any certificates of occupancy for the next phase may be released.

PASSED AND ADOPTED THIS 5th Day of February, 1991 by the following Roll Call Vote:

AYES: Russell, Picanco, Martin, Reneau and Iversen

NOES: None

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



JERRY BANKSTON, CITY CLERK

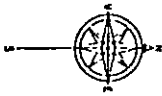
NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

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EXHIBIT B Resolution NO. 91-09

PLAN SCHEDULE	
PLAN 1:	PHASE 3 SITE PLAN
PLAN 2:	PHASE 3 ROOF PLAN
PLAN 3:	PHASE 3 FLOOR PLAN
PLAN 4:	PHASE 3 SECTION
PLAN 5:	PHASE 3 ELEVATION
PLAN 6:	PHASE 3 DETAIL

PHASE 3 UNIT MIX	
Unit Type	Count
1-Bed	10
2-Bed	10
3-Bed	10
4-Bed	10
5-Bed	10
6-Bed	10
7-Bed	10
8-Bed	10
9-Bed	10
10-Bed	10
11-Bed	10
12-Bed	10
13-Bed	10
14-Bed	10
15-Bed	10
16-Bed	10
17-Bed	10
18-Bed	10
19-Bed	10
20-Bed	10



SITE PLAN & ROOF PLANS PHASE 3 RIVERBANK SCALE: 1"=50'-0"

