

City of El Paso de Robles

RESOLUTION NO: 91-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING DEVELOPMENT PLAN DETAILS FOR PLANNED DEVELOPMENT 90028 (ROD & PAUL SMILEY)

WHEREAS, Rod and Paul Smiley have filed an application to construct 7232 square feet of industrial/storage space, located at 1385 Vendels Circle, and

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

WHEREAS, the Planning Commission has adopted a resolution approving a Conditional Use Permit for this project, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 22, 1991 and by the City Council on February 19, 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 90028 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction and establishment of a 7,232 square foot (footprint) building as shown in exhibit "A". The project may include an additional 1,080 square feet of mezzanine space for storage.

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2. Any substantial amendments to the approved detailed development plans shall be subject to subsequent recommendations of the Architectural Review Committee (ARC) and Planning Commission to the City Council for final approval. Minor amendments to the site plan and east elevation to enable the subject building to be placed on the existing property line may be approved by the ARC, provided that the vent to be relocated shall not be placed on the roof unless it is completely screened from view.

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. 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. Water meters must be installed at the developer's expense.

8. 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.

9. A complete Grading and Drainage Plan prepared by a civil engineer 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.

10. 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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COMMUNITY DEVELOPMENT DEPARTMENT:

11. All improvements, including landscaping and irrigation systems, approved by the City Council, shall be installed prior to occupancy.
12. The applicant shall provide a 6 inch curb around landscaping adjacent to parking lots.
13. On Commercial or Industrial zoned properties, outdoor storage of equipment or materials is not permitted unless a conditional use permit is obtained that explicitly authorizes such storage.
14. 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.
15. Applicant shall obtain a Certificate of Occupancy for all structures prior to their occupancy (Ordinance 525 and 538 N.S.).
16. 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:

17. 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:

18. 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:

19. Developer shall install a street light on Vendels Circle at a location specified by the City Engineer.

COMMUNITY DEVELOPMENT DEPARTMENT:

20. 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:

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EXHIBIT	DESCRIPTION
A	Site and Development Plan
B	Preliminary Grading and Drainage Plan *
C	Elevations *
D	Color Board *
E	Landscaping Plan *

* Copies are on file in the Community Development Department.

21. 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).

22. 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.

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

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

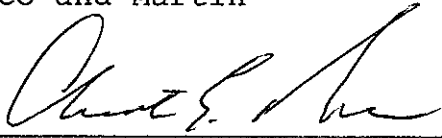
25. All roof-mounted heating, ventilating, and air conditioning equipment shall be completely screened from view.

26. The applicant shall submit a copy of the recorded easement between the project site and the property to the east prior to issuance of building permits.

27. Prior to occupancy, the applicant shall obtain an Industrial Waste Discharge Permit from the Department of Public Works.

PASSED AND ADOPTED THIS 19th day of February, 1991 by the following roll call vote:

AYES:	Russell, Reneau, Picanco and Martin
NOES:	None
ABSENT:	None
ABSTAIN:	Iversen


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.

