

# City of El Paso de Robles

## RESOLUTION NO. 91-38

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO APPROVE ABATEMENT OF 321, 321 1/2 15TH STREET

**WHEREAS**, on January 29, 1991 inspectors from the Paso Robles Building Division conducted an inspection at said property at the request of the Paso Robles Police and Fire Departments; and

**WHEREAS**, the Fire Department has inspected the site and has determined that the site constitutes a serious potential fire hazard; and

**WHEREAS**, the unsightly appearance of the property may have adverse impacts on abutting and adjacent properties; and

**WHEREAS**, the Building Division has determined these conditions to be dangerous to human life, and detrimental to the public health and safety; and

**WHEREAS**, the property was posted with a "Notice of Nuisance" on January 31, 1991, with a "Notice to Abate Nuisance" on March 4, 1991; and

**WHEREAS**, no action had been taken by the property owners to abate said conditions; and

**WHEREAS**, the Paso Robles City Council conducted a hearing on April 2, 1991, to determine the condition of said property;

**NOW, THEREFORE, BE IT RESOLVED**, that City Council of the City of El Paso De Robles, finds that the following condition exist at said property and constitute a nuisance:

#### 321 15TH STREET

1. Foundation failing due to no wood-to-earth separation.
2. Dry rot occurring at wood foundation.
3. Soil, basement walls collapsing causing wood foundation to fail.
4. Accumulation of water at dirt basement floor.
5. Water heater at basement has improper clearance from adjoining ground level.
6. Water heater is not equipped with seismic anchors.
7. Water heater has single wall flue vent with improper separations to combustibles.

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8. Water heater has no pressure relief line to exterior.
9. Electrical receptacle at exterior not weather proof.
10. Exposed electrical wiring in kitchen area.
11. No operating smoke detector.
12. Exposed electrical wiring in bathroom.
13. Toilet is displaced and unsecured to floor. Water damage to floor is evident.
14. Majority of floor shows displacement and buckling due to failing foundation.
15. Exposed electrical wiring at entry.
16. Exposed electrical wiring in rear bedroom.
17. Ceiling shows signs of water leaking.
18. Exposed electrical wiring and no filters at range hood.
19. Exposed wiring at electrical meter panel.
20. Non approved materials used for waste lines in under floor area.
21. Unscreened openings to underfloor area.
22. Missing and loose handrails at front entry.

## 321 1/2 15TH STREET

1. Foundation failing due to no wood-to-earth separation.
  2. Majority of floor shows displacement and buckling due to failing foundation.
  3. Dry rot occurring due to no wood to earth separation.
  4. Improper head room at kitchen area.
  5. No trap at kitchen sink.
  6. No working smoke alarm.
  7. Room heater vent not connected to heater.
  8. Gas line exposed at exterior of structure and subject to damage.
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9. Broken windows throughout structure.
10. Water damage to shower\bath area walls.
11. Exposed electrical wiring at meter panel.
12. Structure has deteriorated to a dilapidated state.
13. Detached garage\shed being used as habitable space.
14. Exposed electrical wiring in garage\shed.

**BE IT FURTHER RESOLVED**, that based on the above findings that City Council of the City of El Paso De Robles, does hereby direct the property owner to cause abatement by removal or repair of said structures creating the nuisance no later than May 2 1991, and that all further abatement action be in compliance with applicable provisions of the Paso Robles Municipal Code and relevant provisions of State Law.

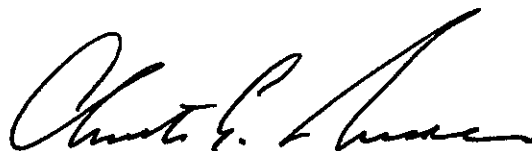
**BE IT FURTHER RESOLVED**, that based on the above findings that City Council of the City of El Paso De Robles, does hereby direct Community Development Department staff to either take all steps reasonably necessary to secure the structures creating the nuisance or cause abatement of said structure creating the nuisance by removal and cause a tax lien to be placed upon the property for the amount of City costs incurred for such abatement, should the property owner(s) not complete the abatement by removal or repair no later than May 2, 1991, and that all further abatement action be in compliance with applicable provisions of the Paso Robles Municipal Code and relevant provisions of State Law.

**PASSED AND ADOPTED THIS** 2nd day of April, 1991 by the following Roll Call Vote:

**AYES:** Martin, Reneau, Picanco Russell and Iversen

**NOES:** None

**ABSENT:** None



**MAYOR CHRISTIAN E. IVERSEN**

**ATTEST:**

  
**JERRY BANKSTON, CITY CLERK**

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During the public hearing before the Planning Commission, the applicant's representative presented reasons for use of vinyl, citing durability and color longevity for the vinyl material. After deliberation, the consensus of the Commission was to permit the vinyl material provided it was of a coarse grain matte finish.

b) Signs: There was discussion regarding the ARC's recommendation to relocate two projecting signs on the northern building to a freestanding sign within the landscape planting. After discussion of appropriate sign height, the Commission voted for a six foot sign height maximum.

c) Metal roof and siding: There was discussion regarding the appropriateness of the applicant's proposal to use galvanized metal roof and siding materials. The ARC had not expressed a concern with the material and color combinations for the project when they reviewed the project.

However, it was expressed by at least one Commissioner that the galvanized roof material would look similar to the Alliance Square building. Staff had shared the same concern regarding appearance and reflectivity of the roof. The Planning commission discussed whether galvanized metal was appropriate, based on the way the material begins to appear deteriorated after a short period of time. The same concern was expressed regarding the ribbed metal siding, with it later being compared to the look of the old Tenneco almond factory at 4th and Spring Streets.

The consensus of the Commission (6-1), however, was that a galvanized metal roof and the proposed ribbed siding would be appropriate in this circumstance.

4. The Public Works Department has conducted additional review since the Planning Commission public hearing and has indicated that it would be necessary for the developer to install a 15-inch sewer line to replace the existing 12-inch line. This upsizing would be necessary in order to maintain adequate sewer flows and should be done at the same time the developer is rerouting the sewer line to accommodate their development. This has been added as a requirement of project approval.

5. At the Planning Commission hearing, there was discussion over the condition no. 56 which requires the developer to install or bond for off-site improvements prior to recording the final map or prior to issuance of building permits for phase II. The Public Works Director has indicated that they would support this nonstandard requirement as a condition of the development plan in order to ensure that improvements are installed on the entire project frontage. The condition in the attached resolution remains as was recommended from the Planning Commission.

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6. Attached to this report for the City Council's consideration is the staff report prepared for the Planning Commission meeting of March 12, 1991 and the unofficial minutes from that meeting.

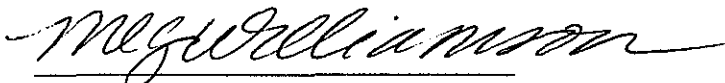
## FISCAL IMPACTS:

There would appear to be no fiscal impacts as the result of approving the requested amendment.

## RECOMMENDATION:

1. That the City Council, after consideration of public testimony, adopt the attached resolution approving an amendment to Planned Development 90013.

Prepared by:



MEG WILLIAMSON  
Associate Planner

Attachments:

1. Resolution approving amendment to Planned Development 90013
2. Staff report of March 12, 1991 Planning Commission meeting
3. Unofficial Minutes of March 12, 1991 Planning Commission

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