

RESOLUTION NO: 91-82  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT 81004  
(WILLIAMS BROTHERS INC./MIDSTATE BANK)

WHEREAS, Williams Brothers Inc. and Mid State Bank, have filed an application to amend a development plan previously approved for the construction of a mixed retail center that included an 8,000 square foot bank with drive through facilities, located on the most easterly satellite building pad within the Williams Plaza located on Creston Road, and

WHEREAS, an Environmental Impact Report (EIR) was prepared in conjunction with the original development plan application and the current proposal is less intensive than the scenario addressed within that EIR, the Environmental Coordinator found that it is not necessary to conduct additional environmental review on the project, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 11, 1991 and by the City Council on July 2, 1991 to consider facts as presented in the staff report prepared for this project amendment, and to accept public testimony regarding this proposed development plan revision, 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 an amendment to Planned Development 81004 subject to the following conditions of this resolution:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction and establishment of a 5,000 square foot bank facility with 2,400 additional square feet of retail lease space and two drive through teller lanes.

2. Any amendments to the approved detailed development plans shall be subject to review by the Architectural Review Committee (ARC) for determination if changes are in substantial compliance with the originally approved plans and/or minor enough changes to be reviewed and approved by the ARC. Those changes determined by the ARC to be beyond the scope of the ARC shall be subject to 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: drainage, engineering plan checking, and construction inspection.

5. 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.

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

7. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.

8. 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.

9. 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.

10. Prior to issuance of a building permit, the developer shall annex to the City's Benefit Maintenance District for payment of the operating and maintenance costs of the following:

- a. Street lights;
- b. Median island landscaping.

11. All work performed within public rights of way shall be accomplished by contractors possessing current appropriate state licenses and have secured a City Encroachment Permit for said work.

COMMUNITY DEVELOPMENT DEPARTMENT

12. Prior to issuance of building permits, the Architectural Review Committee shall approve plans for the following items:

- a. Elevations of all structures including materials, color and architectural treatment;
- b. Landscaping plan including street trees and irrigation systems;
- c. Wall and fencing location, height and materials;
- d. HVAC screening methods;
- e. Outdoor lighting and method of shielding;
- f. Trash enclosure and electrical transformer locations and details;
- g. Parking and circulation.

13. All improvements, including landscaping and irrigation systems, approved by the Architectural Review Committee, 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. The applicant shall obtain a Certification of Occupancy for all structures prior to their occupancy (Ordinance 525 and 538 N.S.).

18. The applicant shall construct a trash enclosure 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.

21. If the development includes phased street construction, then temporary turnarounds shall be provided at the end of these streets or access drives. The temporary turnaround shall meet the city's requirements as set forth in the Engineering Department's standards.

22. All open space areas that are to be dedicated to the city will be inspected by the Fire Department prior to acceptance and a report will be submitted recommending action needed regarding debris and weed removal, tree trimming and brush removal.

SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

23. The applicant shall construct the project in conformance with the site plan, landscaping plans, and building elevations, colors and materials attached as Exhibits A through G and listed below:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site and Development Plan
B	Preliminary Grading and Utility Plan*
C	Project Landscaping Plan
D	Master Landscaping Plan
E	Elevations
F	Color Board *

\* Copy is on file in the Community Development Department.

24. 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).

25. The applicant shall redesign all interior driveways to a minimum width of 16 feet.

26. The developer shall install the raised landscaped median islands in those portions of Creston and Golden hill Roads, lying adjacent to this project, as depicted within the proposed Master Landscaping Plan (Exhibit D). Said medians shall be designed to the satisfaction of the ARC and the City Engineer. Prior to issuance of a building permit for the bank and lease space building, the developer shall have received the City engineer's approval of the engineered median island improvement plans and posted performance and payment bonds to guarantee completion of said public improvements.

27. The applicant shall install either speed bumps or speed dots to the north of the drive through teller stations in a manner to be approved by the City Engineer and Planning staff.

28. The applicant shall obtain final approval from the Architectural Review Committee (ARC) for the project landscaping and master landscaping plans (Exhibits C and D). The ARC shall consider those issues raised within the staff report regarding placement and choice of planting materials, and shall determine the final landscape design.

29. The applicant shall install all required landscaping, including new project landscaping as well as all upgrades as approved in the final master landscaping plan for the center, prior to occupancy of the bank facility building, including provisions to guarantee long-term landscape maintenance in a format to be approved by the City Planner.

30. The applicant shall provide detailed location and elevation drawings for a bus shelter to be located along the Creston Road center frontage. The design and location of the shelter shall be in a manner to be approved by the City Engineer and Architectural Review Committee. The applicant shall construct this shelter in prior to occupancy of the bank facility building and shall obtain all necessary grading and building permits for its construction.

31. Pedestrian pathways shall be constructed in as shown on the landscape plan drawings, and in a manner to be approved by the Building Official.

32. Sign details for the three lease spaces shall be required to be reviewed by the Architectural Review Committee. The sign wall mounted sign for the bank facility is approved in conjunction with this development plan approval.

33. Per the applicant's letter, dated July 2, 1991, the applicant shall restripe and remove three (3) middle parking spaces directly in front of the main center entrance prior to final occupancy of the bank facility.

PASSED AND ADOPTED THIS 2nd day of July, 1991 by the following roll call vote:

AYES: Russell, Reneau, Martin, Picanco and Iversen

NOES: None

ABSENT: None

ABSTAIN: None

  
MAYOR CHRISTIAN E. IVERSEN

ATTEST:

  
CITY CLERK, DEPUTY

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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