

RESOLUTION NO: 91-92
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT TO DEVELOPMENT PLAN DETAILS
FOR PLANNED DEVELOPMENT 89013
(ARCO PRODUCTS INC.)

WHEREAS, ARCO Products Inc., have filed an application to amend development plans (previously approved via Resolution 90-007) in order to construct a 2,700 square foot convenience store facility with self-service gas dispensers located on the most westerly building pad within the Woodland Plaza which is located on the northwest corner of Niblick and South River Roads, and

WHEREAS, the Environmental Coordinator had conducted an initial study in accordance with the California Environmental Quality Act, and found that there was no substantial evidence that the project would have a significant effect on the environment if the mitigation measures mentioned in the initial study were required as conditions of the project development and a Negative Declaration was prepared for the project, and

WHEREAS, based on the amended traffic study submitted and the conclusive evidence that the project amendment would not necessitate a revision to the Negative Declaration, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 25, 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 89013 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 2,700 square foot convenience store facility and self-service gas dispensers with a canopy structure.

The original conditions of Resolution 90-007 shall still apply to the remainder of the center, while the conditions established via this resolution shall apply to the development of the most westerly satellite building pad.

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 for the following fees prior to issuance of a building permit: Drainage, Recreation, and Plan Checking, Street Trees and any other outstanding annexation or bridge fees.

5. All revised 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. All property corners shall be monumented for construction control, and shall be promptly replaced if disturbed.

8. A complete grading and drainage plan by a civil engineer shall be included with the improvement plans.

9. No buildings will be occupied until all revisions to the existing public improvements have been completed and approved by the City Engineer, and accepted by the City Council for maintenance.
10. The applicant shall reinstall all modified landscaping along arterial roads.
11. 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.
12. The applicant shall install all street name, traffic signs and traffic striping.
13. A Mylar copy and a blueline print of as-builts revised improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection.

COMMUNITY DEVELOPMENT DEPARTMENT

14. 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.
15. All improvements, including landscaping and irrigation systems, approved by the Architectural Review Committee, shall be installed prior to occupancy.
16. The applicant shall provide a 6 inch curb around landscaping adjacent to parking lots.
17. 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.
18. 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..

19. The applicant shall obtain a Certification of Occupancy for all structures prior to their occupancy (Ordinance 525 and 538 N.S.).

20. 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

21. 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

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

23. 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.

24. 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 OF ANY PHASE:

25. The applicant shall construct the project in conformance with the site plan, grading 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	Landscaping Plan
D1-D4	Elevations
E	Monument Sign Details
F	Color Board *

* Copy is on file in the Community Development Department.

26. 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).

27. The gates of the trash enclosure shall be constructed of metal siding material and painted to match the construction details used for other enclosures within the Woodland Plaza project.

28. The applicant shall obtain tentative approval and record a final lot line adjustment map which establishes lot lines that correspond with the proposed development boundaries of this project prior to any grading or building permits being issued. Grading permits may be issued prior to recording the map provided the applicant can provide documentation of appropriate grading easements on adjacent legal parcels.

29. The applicant shall be permitted to install building mounted signs for the project as follows:

- o AM/PM identification in individual, illuminate channel letters (20 square feet).
- o Color band strips on store fascia as shown on Exhibit D-1
- o One 20 square foot interiorly lit 24 hour sign placed on the on the southwest elevation.

PUBLIC WORKS DEPARTMENT

30. A Lot Line Adjustment Map shall be approved by the Planning Commission, prepared by a Licensed Land Surveyor or Civil Engineer, reviewed and approved by the City Engineer and recorded with the County, prior to issuance of a building permit.

31. The applicant shall modify the curb, gutter and sidewalk on Niblick Road to conform to a Cal Trans transition flare in and out of the driveway. This design shall be in lieu of a deceleration lane.

32. A low profile "ONE-WAY" arrow sign shall be installed in the Niblick Road median facing the vehicles exiting the new driveway to the subject site.

33. A pedestrian pathway shall be designed and installed through the perimeter landscaping in a manner to be approved by the Architectural Review Committee.

34. The applicant shall construct an asphalt pathway along the north side of Niblick Road for the frontage of the "old" South River Road right-of-way to connect the two concrete sidewalks in a manner to be approved by the City Engineer.

PASSED AND ADOPTED THIS 16th day of July, 1991 by the following roll call vote:

AYES: Martin, Picanco, Russell and Iversen

NOES: None

ABSENT: Reneau

ABSTAIN: None


MAYOR CHRISTIAN E. IVERSEN

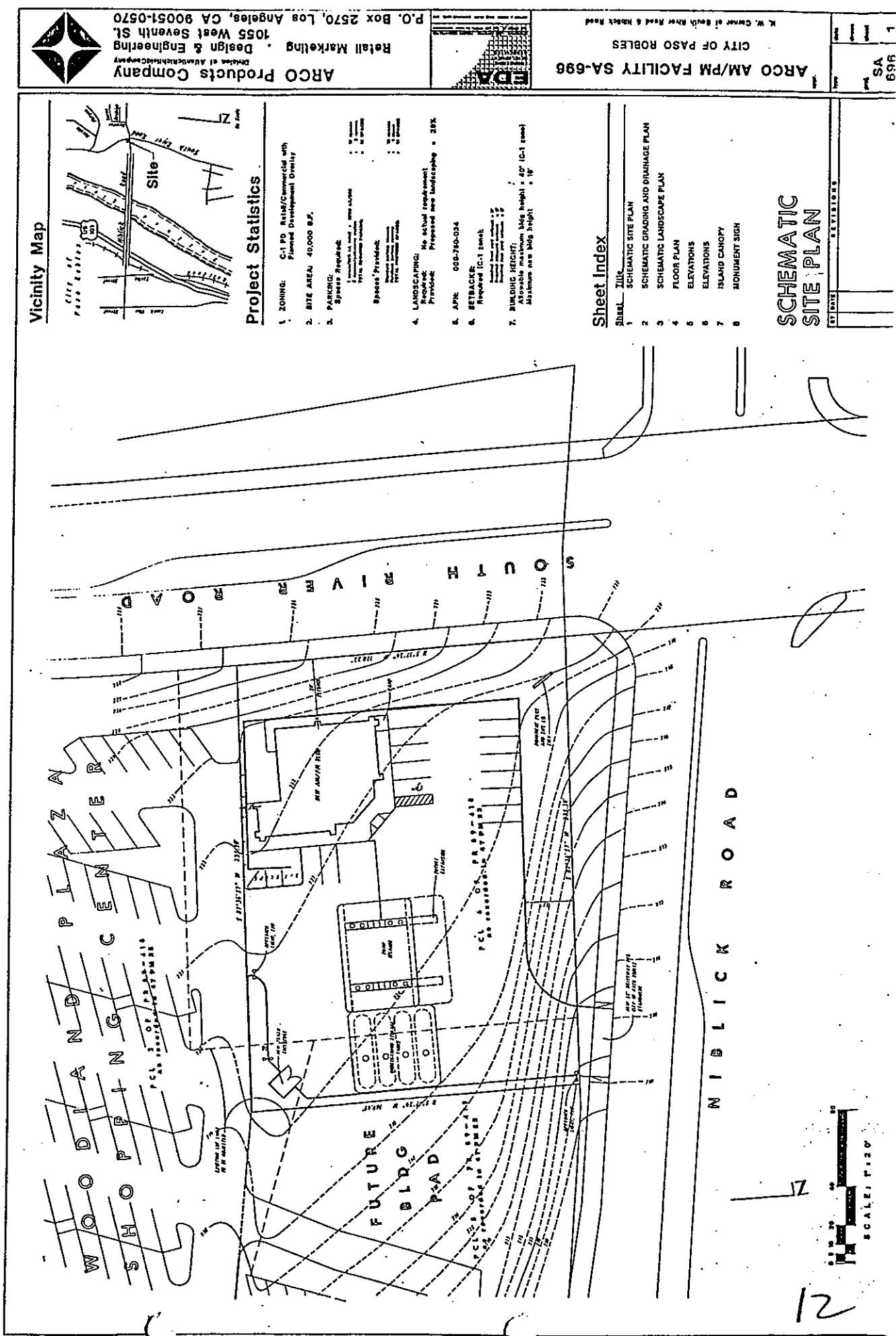
ATTEST:


DEPUTY CITY CLERK, JIM APP

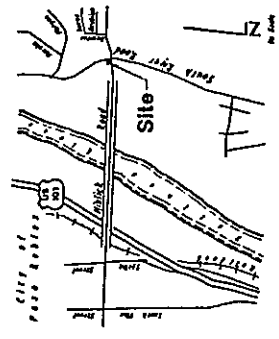
NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

MW\PD\ARCO\ARCO.RES

PD 89013 (Amend) ARCO - AM/PM EXHIBIT "A"



Vicinity Map



Project Statistics

1. ZONING: C-1 PD Retail/Commercial with Planned Development Overlay
2. SITE AREA: 40,000 SF.
3. PARKING:
 - Spacess Required: 100
 - Spacess Provided: 100
4. LANDSCAPING:
 - Required: No actual requirement
 - Provided: Prepared new landscaping - 20%
5. APN: 008-760-034
6. SETBACKS:
 - Required: 10' (C-1) street
 - Provided: 10' (C-1) street
7. BUILDING HEIGHT:
 - Allowable maximum bldg height: 40' (C-1) street
 - Maximum use bldg height: 18'

Sheet Index

Sheet	Title
1	SCHEMATIC SITE PLAN
2	SCHEMATIC GRADING AND DRAINAGE PLAN
3	SCHEMATIC LANDSCAPE PLAN
4	FLOOR PLAN
5	ELEVATIONS
6	ELEVATIONS
7	ISLAND CANOPY
8	MONUMENT SIGN

SCHEMATIC SITE PLAN

NO.	DATE	REVISIONS

12



ARCO Products Company
Division of ARMOBILCORPORATION
Retail Marketing • Design & Engineering
1055 West Seventh St.
P.O. Box 2570, Los Angeles, CA 90051-0570



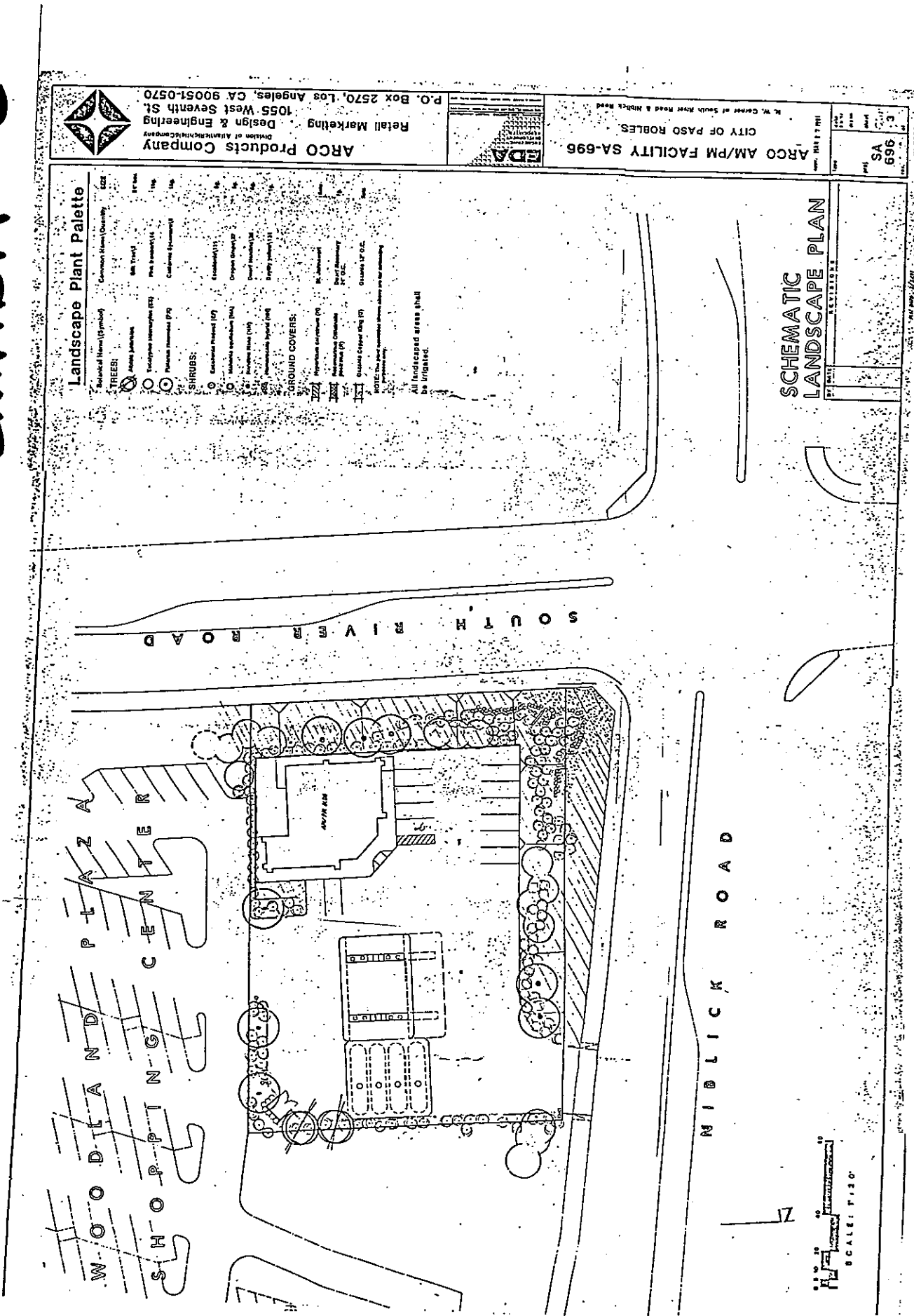
ARCO AM/PM FACILITY SA-698
CITY OF PASO ROBLES
N. W. Corner of South River Road & Niblick Road

SA 698

City of El Paso de Robles

EXHIBIT "B" - GRADING AND DRAINAGE
IS ON FILE IN THE
COMMUNITY DEVELOPMENT DEPARTMENT

PD 89013 (Amend)
 ARCO - AM/PM
 EXHIBIT "C"



ARCO Products Company
 Division of Amstar/Kinetic Company
 Design & Engineering
 1055 West Seventh St.
 P.O. Box 2570, Los Angeles, CA 90051-0570

Landscape Plant Palette

Botanical Name (Symbol)	Common Name (Quantity)	HT	Sp. Sp.	Trng.	Use
TREES:					
Acacia saligna	SA Trees	10'			
Leucadendron laurifolium	LA Trees	10'			
Parsonsia linearis	PA Trees	10'			
SHRUBS:					
Callistemon rigidus	CA Shrubs	6'			
Leucadendron laurifolium	LA Shrubs	6'			
Parsonsia linearis	PA Shrubs	6'			
GROUND COVERS:					
Parsonsia linearis	PA G.C.				
Leucadendron laurifolium	LA G.C.				
Parsonsia linearis	PA G.C.				

NOTE: The plant quantities shown above are for the existing site.

All landscaped areas shall be irrigated.

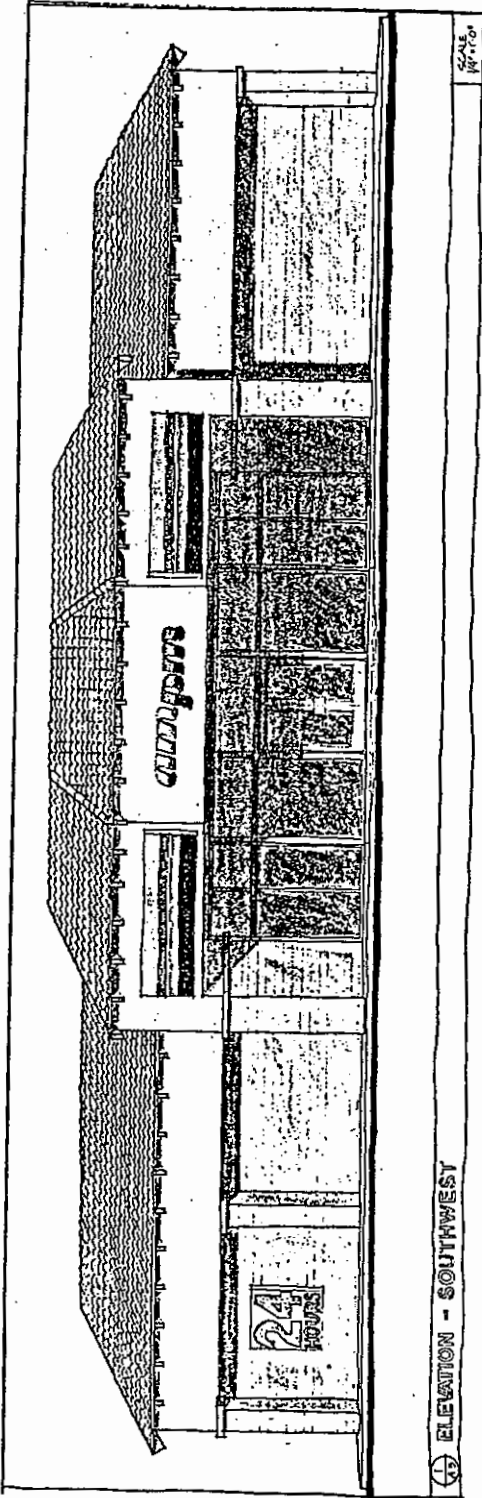
ARCO AM/PM FACILITY SA-696
 CITY OF PASO ROBLES
 M. W. Center of South River Road & Miblick Road
 DATE: 11/11/93
 DRAWN BY: SA
 CHECKED BY: SA
 PROJECT NO: 89013

SCHEMATIC LANDSCAPE PLAN

SCALE: 1/320

EDA
 ENGINEERING
 DEVELOPMENT
 ASSOCIATES
 1320 IMPERIAL STREET, SAN LUIS OBISPO, CA 95068-9463

PD 89013 (AMEND).
FRONT SIGN ELEVATIONS
EXHIBIT "D-1"



ELEVATION - SOUTHWEST

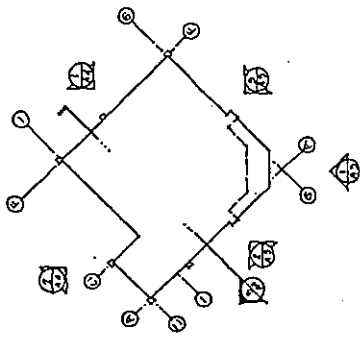
SCALE
1/4" = 1'-0"

PROPOSED AM/PM
 N.W.C. NIDICK AND S. RIVER ROAD
 P.O. BOX 2570, LOS ANGELES, CA 90051-0570

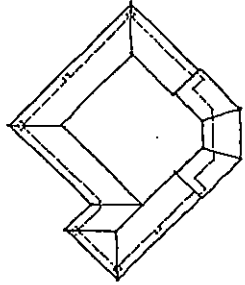
ARCO Products Company
 Division of Atlantic Richfield Company
 Retail Marketing • Design & Engineering
 1055 West Seventh St.
 P.O. Box 2570, Los Angeles, CA 90051-0570



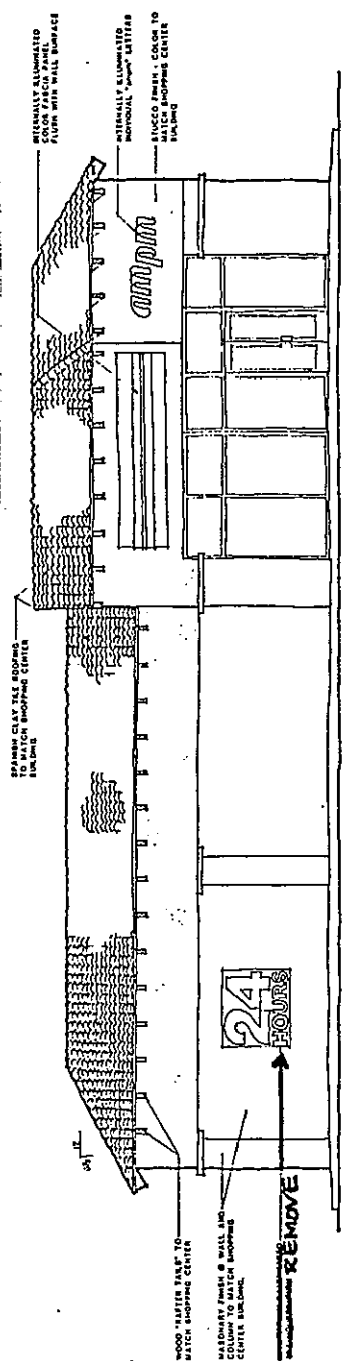
PD 89013 (AMEND) EXHIBIT "D-2"



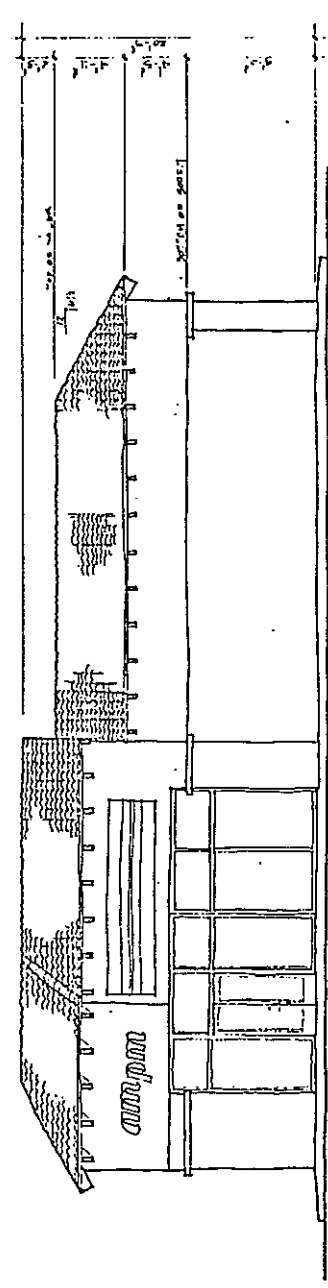
ELEVATION KEY PLAN



ROOF PLAN



ELEVATION - WEST



ELEVATION - SOUTH

DATE	REVISIONS
1/15/89	ISSUE FOR PERMITS
1/15/89	ISSUE FOR PERMITS
1/15/89	ISSUE FOR PERMITS

1/15/89
 1/15/89
 1/15/89

5/15/89

5/15/89
 5/15/89
 5/15/89



ARCO Petroleum Products Company
 Division of Amoco Chemical Company
 Retail Marketing • Design & Engineering
 515 South Flower St., Los Angeles, CA 90071



NEW AM/PM FACILITY
 818 BLICK & S. RIVER ROAD, PASO ROBLES, CALIFORNIA
 ELEVATIONS

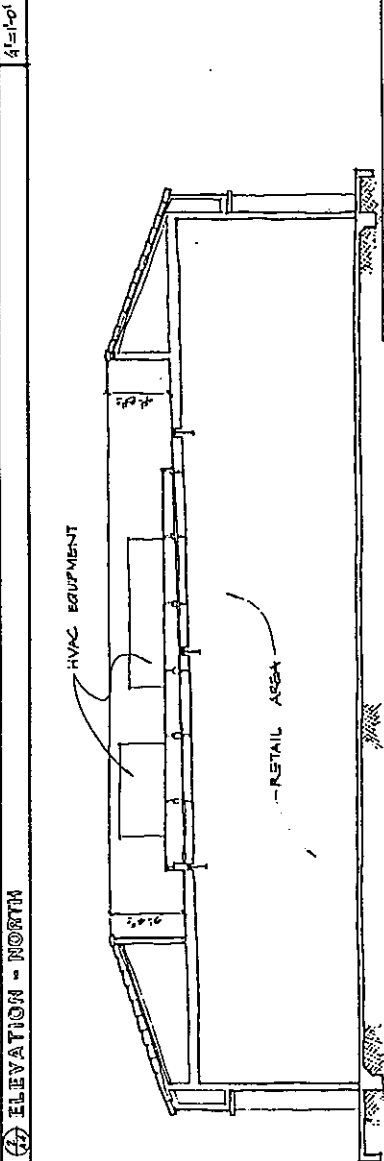
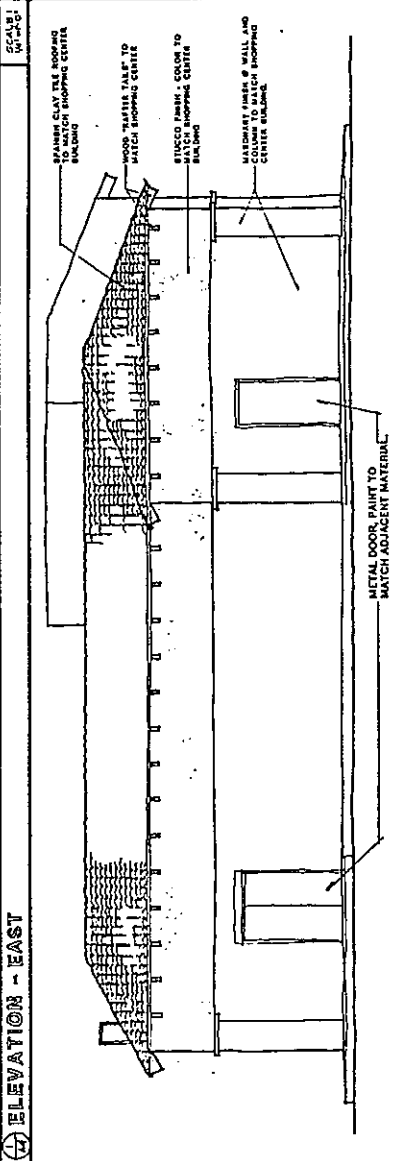
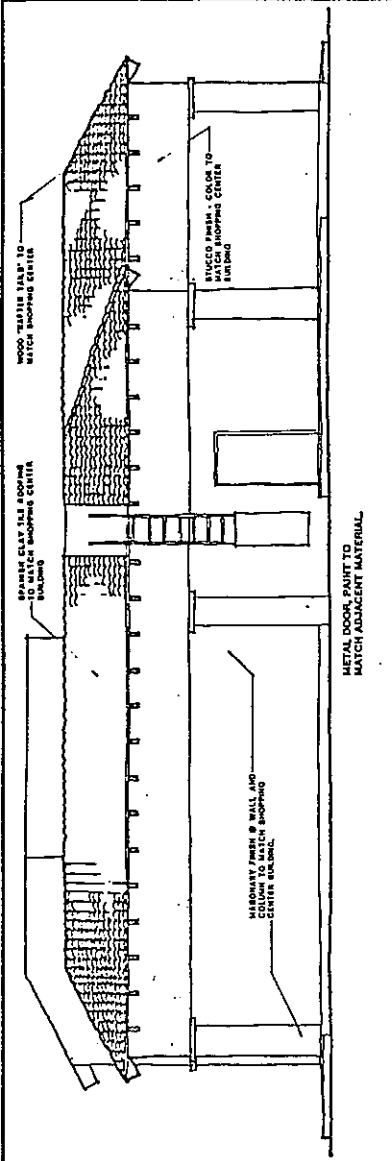


ARCO Petroleum Products Company
 Division of Atlantic Richfield Company
 Retail Marketing • Design & Engineering
 515 South Flower St., Los Angeles, CA 90071



NEW AM/PM FACILITY
 MIDLICK & S. RIVER ROAD, PASO ROBLES, CALIFORNIA
 ELEVATIONS/SECTION

DATE: 11/25/83
 DRAWN BY: J. L. ...
 CHECKED BY: ...
 PROJECT NO.: ...



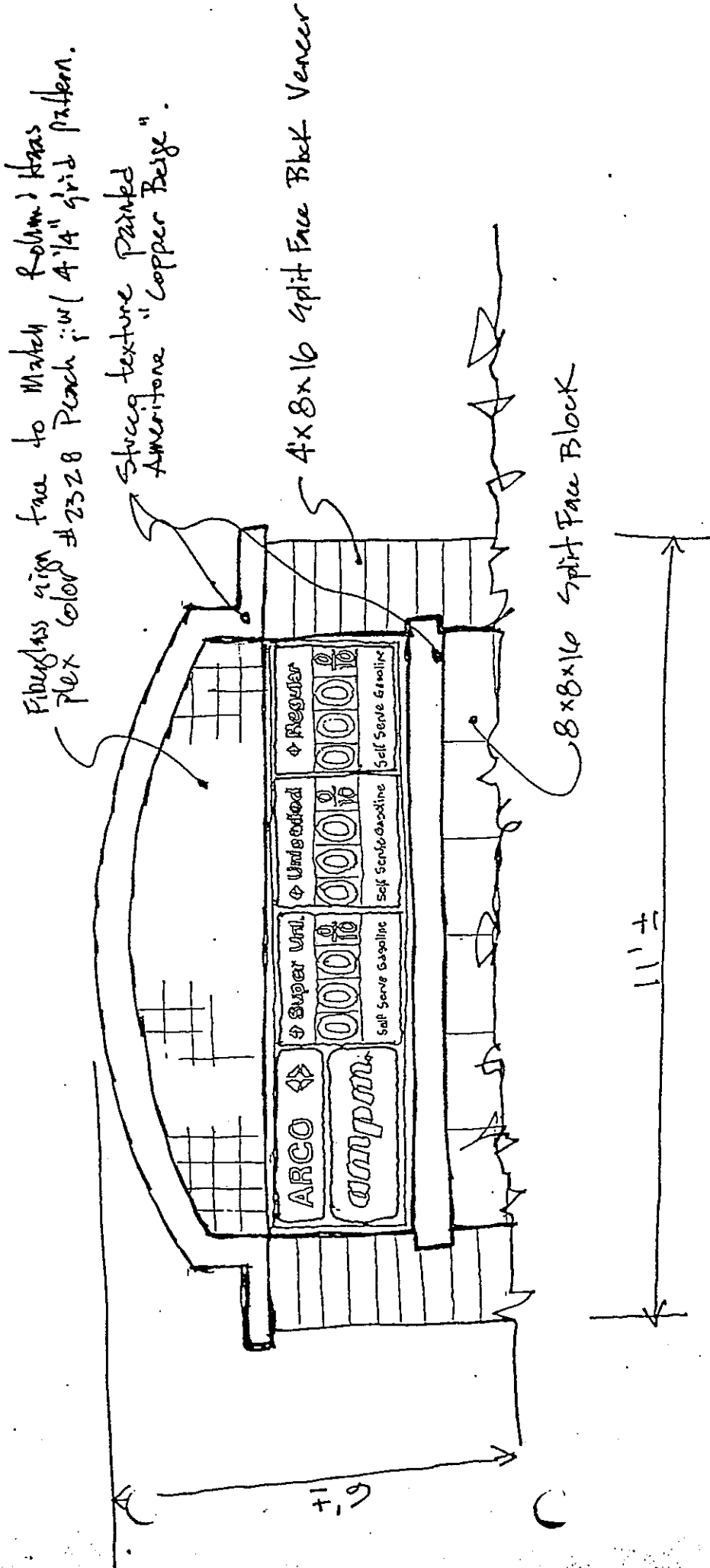
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 DRAWN BY: J. L. ...
 CHECKED BY: ...
 PROJECT NO.: ...

PD 89013 (AMEND) EXHIBIT "D-3"

SCHEMATIC SECTION

PD 89013 (AMCO)
 ARCO/AM/PM

EXHIBIT "E"



Schematic Elevation
 Scale 1/2" = 1'-0"

City of El Paso de Robles

EXHIBIT "F" - COLORS AND MATERIAL BOARD
IS ON FILE IN THE
COMMUNITY DEVELOPMENT DEPARTMENT