

RESOLUTION NO: 91-139
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT 88002
(DEL RIO AVIATION)

WHEREAS, Del Rio Aviation has filed for an amendment to Planned Development 88002 in order to construct a single commercial/industrial building with approximately 10,000 square feet of aircraft storage and service area, 2,500 square feet of offices and outdoor tie-down area to the east of the building located to the east of Wing Way and between Industrial Taxiway and Taxiway "B", and

WHEREAS, the site is located within a Planned Development Overlay Zoning District, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 10, 1991 and by the City Council on October 1, 1991 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan amendment, and

WHEREAS, based upon the facts and analysis presented in the staff report, 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 88006 subject to the following conditions listed below:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. Planned Development 88002 authorizes the construction of up to 10,000 square feet of aircraft storage and service area, 2,500 square feet of offices and an outdoor tie down area ease of the building.

2. Uses operating on the site shall be in compliance with the resolution adopted approving Conditional Use Permit 91006 which is on file with the Community Development Department.

3. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution.

The following exhibits are adopted by this resolution and are either attached or kept on file in the Community Development Department:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Grading Plan*
C	Landscaping Plan
D	Elevations
E	Resolution for CUP 91006*
F	Color Board*
G	Limit Line locations

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

STANDARD CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY:

PUBLIC WORKS DEPARTMENT

4. The applicant shall pay for the following fees prior to final map approval: Drainage, Recreation, Map and Plan Checking, Street Trees and any other outstanding annexation fees.

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. A Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site. A final soils report shall be submitted the City prior to final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report and Chapter 70 of the Uniform Building Code.

7. The applicant shall submit a composite utility plan signed by a representative of each public utility, together with the improvement plans.

8. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the subdivision shall be relocated underground, unless the Planning Commission and the City Council determine such undergrounding is not economically feasible.

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

10. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.

11. All sewer mains and manholes not within the street or paved area shall be within an easement and accessible by an all-weather road.

12. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and televised inspection with a copy of the video tape provided to the City.

13. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks.

14. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted before paving the streets.

15. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted before paving the streets.

16. Any cost reimbursement for oversizing and extensions of water and sewer mains shall be included in the subdivision agreement prior to any work undertaken.

17. The applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be placed to centerline and the remaining pavement shall be overlaid.

18. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a full half-width street plus 12 foot wide travel land and 8 foot graded shoulder adequate to provide for two-way traffic.

19. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a half-width street plus 12 foot travel lane and 4 foot graded shoulder adequate for two way traffic.

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

21. All property corners shall be monumented for construction control, and shall be promptly replaced if disturbed. All final property corners and street monument shall be installed before acceptance of the public improvements. Benchmarks shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

22. A complete grading and drainage plan 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.

23. No buildings will be occupied until all public improvements have been completed and approved by the City Engineer, and accepted by the City Council for maintenance.

24. The applicant shall install all street name, traffic signs and traffic striping.

25. All top soil removed shall be stockpiled and evenly distributes over the project site upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected by hydroseeding or landscaping.

26. Any grading during the rainy season will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property.

27. No buildings will be occupied until all public improvements have been completed and approved by the City Engineer, and accepted by the City Council for maintenance.

28. 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.

29. A Mylar copy and a blueline print of as-builts improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A certification shall be included that all survey monuments have been set as shown on the tract map.

COMMUNITY DEVELOPMENT DEPARTMENT

30. All improvements, including landscaping and irrigation systems, approved by the Architectural Review Committee, shall be installed prior to final occupancy of the building.

31. 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.

32. Construction, alteration and occupancy of all structures shall conform to the Uniform Building, Fire and related Codes (1985 edition) and National Electrical Code (1984 edition) as adopted by Ordinance 515 N.S.

33. The applicant shall obtain a Certificate of Occupancy for all structures prior to their occupancy (Ordinances 525 and 538 N.S.).

POLICE DEPARTMENT

34. All structures shall install burglar prevention devices as required by Ordinance 547 N.S. (Building Security).

FIRE DEPARTMENT

35. Fire hydrants shall be installed as required by the Fire Chief.

SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

36. The developer shall file a parcel map or other record map, acceptable to the City Engineer, which shows the adjusted lot lines and additional utility easements necessary to serve the proposed project or existing fire station as determined by the City Engineer.

37. The developer shall extend the 24" storm drain from Taxiway "A" to the centerline of Taxiway "B". The existing inlet on Wing

Way shall be reconstructed to current City Standards with an additional inlet at the intersection of Wing Way and Taxiway "B" as determined by the City Engineer.

38. The developer shall relocate existing utilities which cross the subject parcel in a manner acceptable to the City Engineer, electrical service to the fire station will be relocated by the City.

39. The developer shall improve Wing Way to City Industrial Street Standards, with modifications for a curb located at 20' from centerline and deletion of sidewalk requirements and provide engineered plans for same.

40. The developer shall improve Taxi Ways "A" and "B" along the parcel frontage to Aircraft Standards as determined by the Airport Manager and City Engineer.

41. Vehicle access is prohibited from the site onto Taxiways "A" and "B".

42. That an executed lease with the City be completed prior to any plan or permit approvals.

43. No landscaping that matures to over 24" in height shall be allowed at the northwest corner of the site from the taxiway to the building.

44. A 6' chain link fence shall be installed between the vehicle parking lot and the fire station from the building to Taxiway "B". The design of this fence shall be subject to approval by the Architectural Review Committee and shall comply with FAA regulations.

45. The applicant shall pave from the property line to existing Taxiway "A" and Taxiway "D" as approved by the City Engineer.

46. The building as shown on the applicant's site plan shall be revised to be set back a minimum of 60' from taxiway centerline. The relocation of the building and the revisions to landscaping and site plan shall first be subject to review and approval by the Architectural Review Committee.

47. The applicant shall pave the area around the Fire Station at the same time that paving occurs for the on-site tie-down area paving in a manner to be approved by the City Engineer. Paving of this area shall be included on the grading and drainage improvement drawings.

48. The applicant shall replace the "Fortnight Lily" plant species with some other form of shrub species in a manner to be approved by the Planning staff.

49. All landscaping shall be contained within the boundary of a continuous concrete curb and must be irrigated with automatic irrigation system.

50. The applicant shall be required to submit final elevation details to the Architectural Review Committee for review and approval prior to issuance of building permits. The purpose of this is for the Committee to review such details as the direction of proposed metal siding and its relationship to proposed roof material texturing as may be proposed.

51. No mechanical equipment shall be permitted to be roof mounted. All mechanical equipment shall be pad mounted and approved by the Architectural Review Committee prior to its installation, at which time the ARC may require additional screening techniques as found to be necessary.

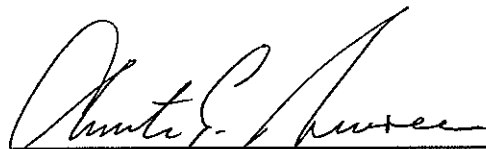
52. Details for the masonry trash enclosure shall be submitted to the ARC for review and approval prior to issuance of building permits.

53. Detailed sign plans shall be submitted to the ARC for final review and approval prior to the issuance of a sign permit and the installation of the sign. The project shall be limited to the amount of sign area permitted to the structure under the current sign regulations.

54. The applicant shall be required to paint/install "limit lines" at the time of project development along the north, south and east property boundaries as shown on the attached Exhibit G.

PASSED AND ADOPTED THIS 1st day of October, 1991 by the following roll call vote:

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


MAYOR CHRISTIAN E. IVERSEN

ATTEST:


DEPUTY 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" - GRADING AND DRAINAGE PLAN
IS ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT**

PD 8800Z AMENDMENT

EXHIBIT "C"

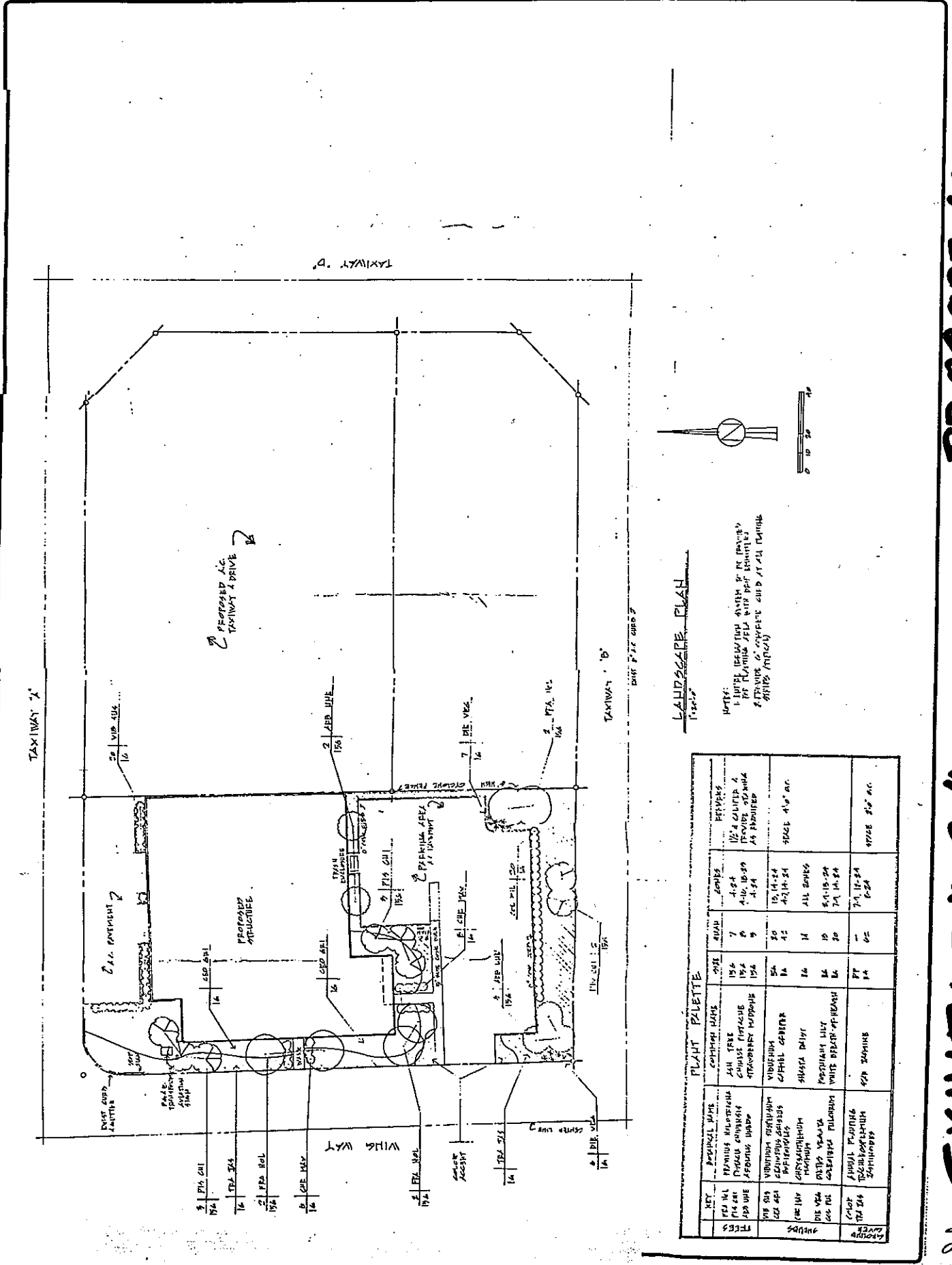
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PROPOSED HILDAAR POP.
DEL RIO AVENUE
1500 ROAD # 23410

MRE: LANDSCAPE PLAN

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LANDSCAPE PLAN
12/1

NOTES:
1. SEE PROPOSED AMENDMENT TO PD 8800Z FOR PLANTING SPECIFICATIONS.
2. SEE P.L. 8800Z FOR PLANTING SPECIFICATIONS.
3. SEE P.L. 8800Z FOR PLANTING SPECIFICATIONS.

PLANT PALETTE

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 TITLE: ELEVATIONS

PROPOSED CHANGE FOR:
 DEL RIO AVIATION
 1000 W. 14TH ST.
 DEL RIO, TEXAS 78840
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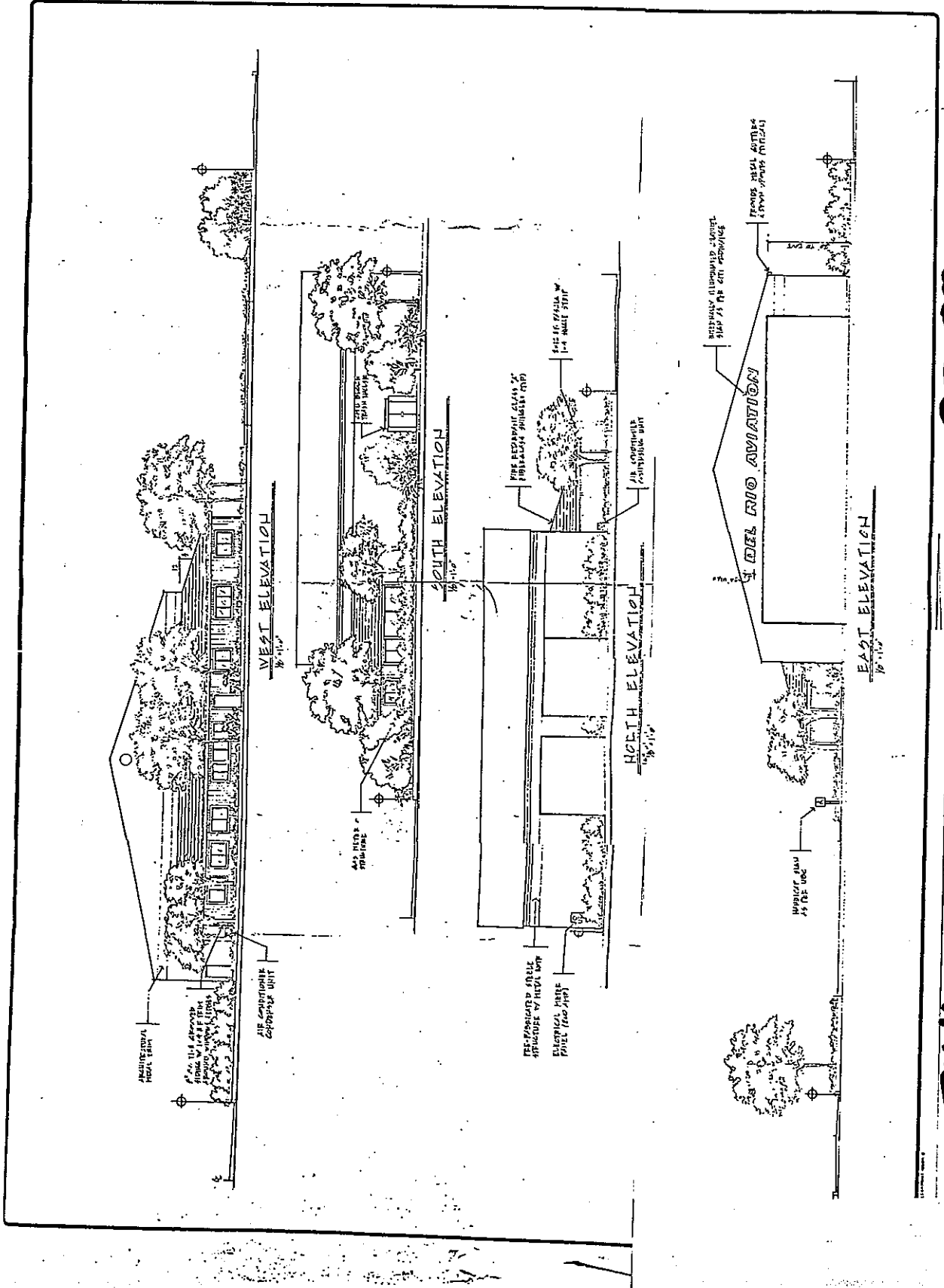


EXHIBIT "D" PD 88002 AMENDMENT

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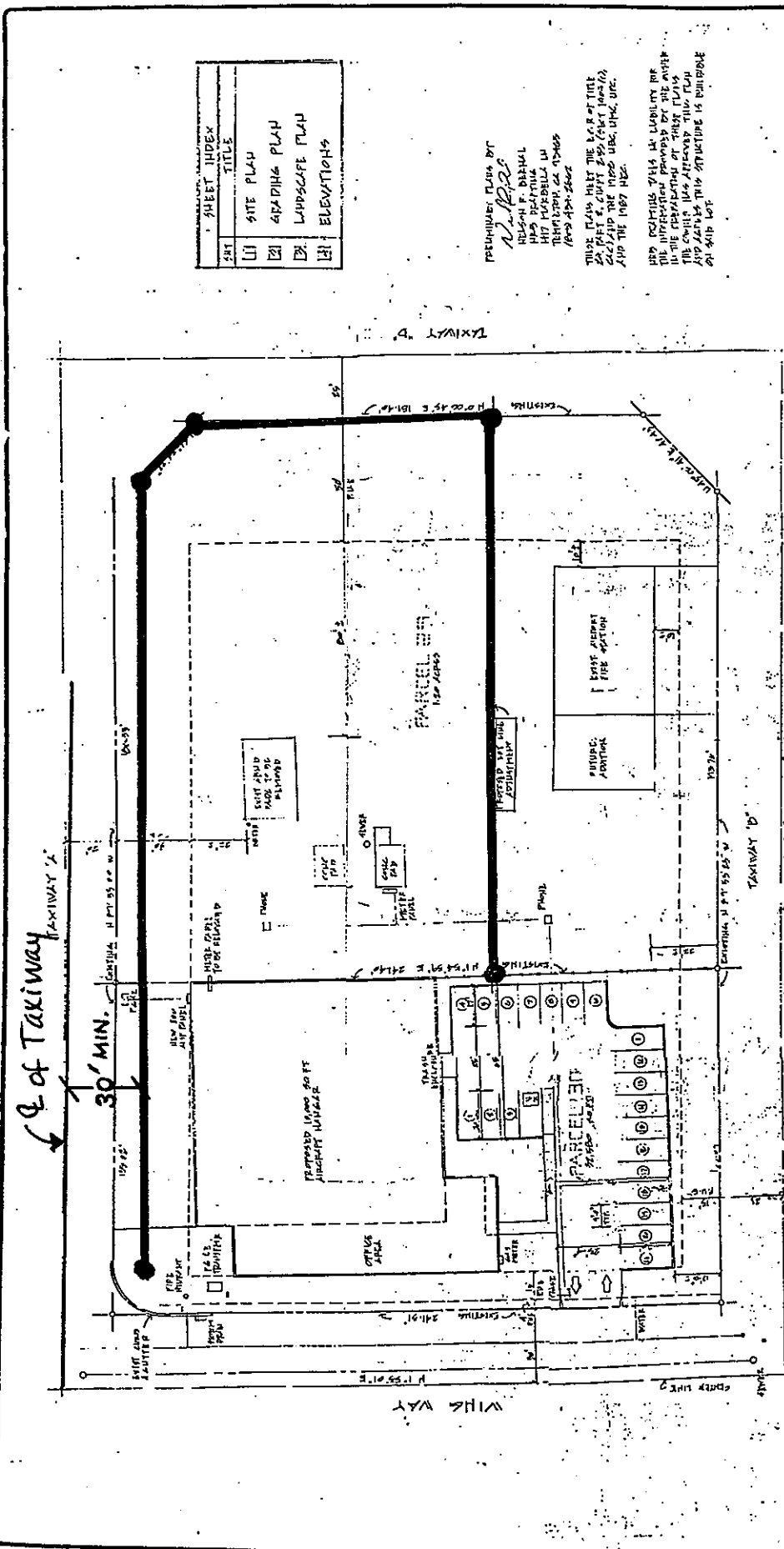
**EXHIBIT "E" - RESOLUTION APPROVING CUP 91006
IS ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT**

**EXHIBIT "F" - COLOR AND MATERIALS BOARD
IS ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT**

REVISIONS	BY	DATE

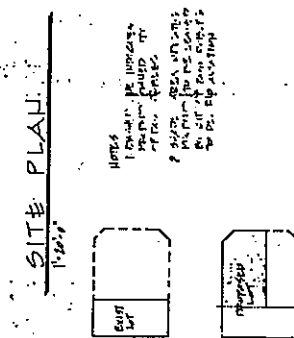
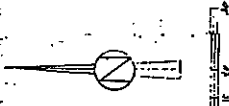
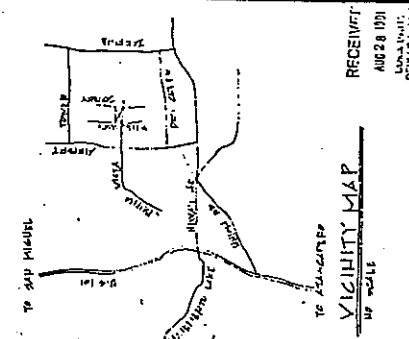
PROPOSED HAZGAR FOR DEL RIO AVIATION
 1500 POOLERS, CA 94440
 TIME: SITE PLAN
 DATE: 11/11/82
 NRS
 DRAWING NUMBER: 111111

PROJECT NO.	111
DATE	11/11/82
BY	
CHKD BY	
APP. NO.	
DATE	



SHT	SHEET INDEX	TITLE
11	11	SITE PLAN
12	12	GRADING PLAN
13	13	LANDSCAPE PLAN
14	14	ELEVATIONS

PRELIMINARY PLANS BY
 NRS
 ROBERT F. BISHOP
 1500 POOLERS, CA 94440
 THESE PLANS MEET THE REQUIREMENTS OF THE DEL RIO AVIATION ACT AND THE FEDERAL AVIATION ADMINISTRATION REGULATIONS.
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DATA SUMMARY	
LEGAL DESCRIPTION	PARCELS 111111
OWNER	1500 POOLERS, CA 94440
PROJECT	DEL RIO AVIATION
APNs	PP-77-461
ZONE	AVIATION
ACROSS LOT AREA	111111 SQ. FT.
PERMITS REQUIRED	AVIATION
BUILDING CODE	AVIATION
LANDSCAPE AREA	111111 SQ. FT.

RECEIVED
 AUG 28 1981
 DEL RIO AVIATION

EXHIBIT 'G' PD 88002 AMENDMENT