

City of El Paso de Robles

RESOLUTION NO: 91-156
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING DEVELOPMENT PLAN DETAILS
FOR PLANNED DEVELOPMENT 91001
(VINCE LAVORGNA)

WHEREAS, the applicant, Vince Lavorgna, has filed an application to construct two speculative industrial buildings on two adjacent lots. The area for each building is 6,301 and 6,040 square feet. The project is located at the southeast corner of the northermost intersection of Ramada Drive and Vendels Circle, east of Highway 101; and

WHEREAS, a Negative Declaration has been adopted for this project in accordance with the California Environmental Quality Act; and

WHEREAS, a public hearing was conducted by the Planning Commission on 8 October 1991 and by the City council on 5 November 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 91001 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction of two speculative industrial buildings on two adjacent lots. The area for each building is 6,301 and 6,040 square feet.

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2. Any amendments to the approved detailed development plans shall be subject to subsequent 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 final map approval: Drainage and Plan Checking.

5. 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 report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved and that all work has been done accordance to the plans and preliminary report, and Chapter 70 of the Uniform Building Code.

6. The applicant shall install all utilities (sewer, water, gas, electricity, and telephone) underground. Street lights shall be installed at locations as required by the City Engineer.

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.

9. All property corners shall be staked for construction control and shall be promptly replaced if destroyed.

10. A complete Grading and Drainage Plan 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.

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.

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12. 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 street lights.

COMMUNITY DEVELOPMENT DEPARTMENT

13. All improvements, including landscaping, irrigation and lighting, approved by the Architectural Review Committee, shall be installed prior to occupancy.

14. Outdoor storage of equipment or materials is not permitted unless a conditional use permit is obtained for such storage.

15. Construction, alteration and occupancy of all structures shall conform to the Uniform Building, Fire and related Codes (1988 edition) and National Electrical Code (1987 edition) as adopted by Ordinance 581 N.S.

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

POLICE DEPARTMENT

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

FIRE DEPARTMENT

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

SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

PUBLIC WORKS DEPARTMENT:

19. The developer shall have installed two standard street lights (one on Vendels Circle and two on Ramada Drive), all to the satisfaction of the City Engineer.

COMMUNITY DEVELOPMENT DEPARTMENT:

20. 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 F (dated 13 August 1991) and listed below:

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<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan and Preliminary Planting Plan
B-C	Building Floor Plans*
D	Building Elevations
E	Preliminary Grading and Drainage*
F	Material/Color Board*

* Full size copy on file in the Community Development Department

21. The developer shall, subject to review and approval by the Architectural Review Committee, either modify the site circulation plan to meet minimum driveway access requirements per the Municipal Code, or close off circulation between Lots 22 and 23.

If modification to the circulation plan results in through access between both parcels, the applicant shall either record a reciprocal access easement between the two parcels OR merge the lots as one via a lot line adjustment and final map recordation. All parking stalls shall meet the City's Parking and Loading standards as set forth in Municipal Code Chapter 21.22.

22. The developer shall mark the parking stalls which are located along the easterly boundary of the building on Lot 22 as being for "Employee Parking Only." The intent of this requirement is to minimize potential conflict between delivery truck activity and patrons of the building.

23. The developer shall provide final plans and details for the following subjects for approval by the Architectural Review Committee prior to issuance of building permits.

- a. The developer shall provide a specific planting plan with botanical names, common names, size, quantity and spacing.
- b. The developer shall provide a lighting plan and details for on-site lighting.
- c. The developer shall provide a master HVAC plan for both buildings.

24. The developer shall provide final plans and details for the following subject for approval by the Architectural Review Committee prior to issuance of building permits for tenant improvement for each parcel.

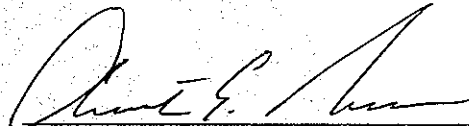
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- a. The developer shall provide a master sign plan and details for all signage according to the "Development Handbook" guidelines.

25. All plants shall always be healthy and vigorous, well branched and densely foliated (when not dormant). They shall always be free of disease, insect pests, eggs or larvae and shall have healthy developed root systems. They shall always be free from physical damage or the effects of adverse climatic conditions which would prevent thriving growth.

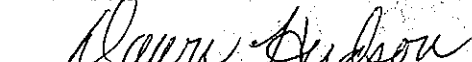
PASSED AND ADOPTED THIS 5th day of November, 1991 by the following roll call vote:

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



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



DAWN HUDSON, 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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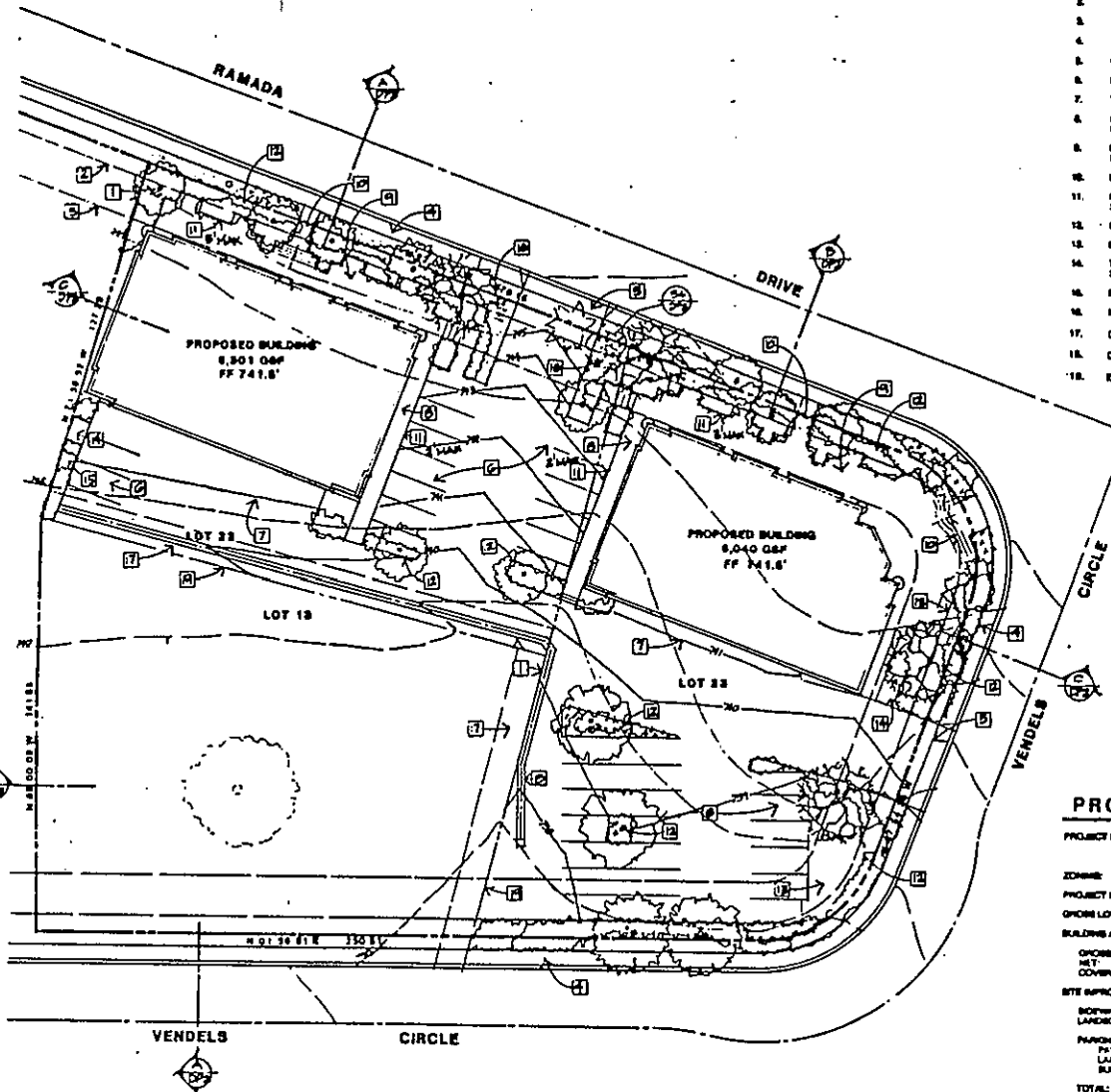
PLANTING SCHEDULE

The following Plant List describes species which will be typically included in the final Planting Plan. Not all of the species listed will be included in the final Planting Plan, and additional species of similar character to those listed may be substituted for some species on the list.

SPRING TREE		10 gallon
Platanus Ratanhoensis	California Sycamore	
Quercus laevis	Holly Oak	
SHRUB/BIENNIAL TREE (one of the following species)		10 gallon
Platanus Asiatica	London Plane Tree (leafless)	
Koeleria paniculata	Goldenrods Tree	
Quercus Parviflora	Australian Willow	
SHRUBCOVER - TO 24 INCHES HIGH		2" pots
Acrocalymma Platanifolia	Two Pined 2 Coyote Bush	2" pot
Convolvulus Macranthus	Ground Morning Glory	1 1/2" pot
Passiflora Orange Glabra	Blue Passion	1 1/2" pot
Sarcocolla Chamaejasme	Lavender Cactus	1 1/2" pot
LOW SHRUBS - 3-4 FEET HIGH		1 gallon
Ceanothus Genuina	Yucca Plant With Moss	2" pot
Comarostaphylis	Rock Comarostaphylis	4" pot
Forsythia Intermedia	Columbian Purple Fourteen Green	2" pot
Asparagus Ornamental	Rosemary	2 1/2" pot
MEDIUM SHRUBS - 4-6 FEET HIGH		1 gallon
Andropogon Distachyoides	Resistant Inland Mimulus	2" pot
Cytisus Bipartitus	Bushes & Branches	2 1/2" pot
Morone Aquaticum	Dragon Grass	2" pot
Mazanthus Orientalis	Ornamental Shrub	2 1/2" pot
TALL ACCENT SHRUBS - 8-10 FEET HIGH		5 gallon
Quercus Venusta	Purple Haze Bush	4" pot
Prunus Tinctoria	Red Japanese Plum	4" pot
LAWS		
	Hybrid Fescue	

LANDSCAPE NOTES

- PLANTER SLOPE: MAXIMUM SLOPE OF PLANTER AREAS WILL NOT EXCEED 5:1.
- LANDSCAPE IRRIGATION: ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN APPROVED, WATER-CONSERVING AUTOMATIC IRRIGATION SYSTEM.
- EXISTING TREES: THREE EXISTING PLATANUS ACROCALYMA OF APPROXIMATELY 7-8 INCH CALIBER AT THE CORNER OF RAMADA DRIVE AND VENDELS CIRCLE WILL REMAIN. AN EXISTING PINE, WITH CALIBER OF APPROXIMATELY 8 INCHES, LOCATED ON RAMADA DRIVE NEAR THE PROPERTY LINE BETWEEN LOTS 22 AND 23 WILL BE REMOVED.



THE PROPOSED PROJECT INCORPORATES COMMON ACCESS DRIVE AND PARKING AREAS, DESIGNED TO BE SHARED BY BOTH BUILDINGS AS WELL AS ADJOINING FUTURE DEVELOPMENT. REQUIRED ACCESS EASEMENTS AND PARKING AGREEMENTS WILL BE RECORDED AS A CONDITION OF PROJECT APPROVAL.

SITE NOTES

- PROPERTY LINE
- UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING CURB, BUTTER, AND BORNWALK
- COMMERCIAL DRIVEWAY
- PARKING AREA - ASPHALTIC CONCRETE PAVING
- TRUCK LOADING AREA - ASPHALTIC CONCRETE PAVING
- SCREENING - TEXTURED CONCRETE WITH CERAMIC TILE INLAY
- ENTRY PLAZA - TEXTURED CONCRETE WITH CERAMIC TILE INLAY
- STAIRS - TEXTURED CONCRETE
- RETAINING WALL - CONCRETE MASONRY UNITS, SPLIT-FACED TEXTURE, HEIGHT AS SHOWN
- PLANTER AREA
- LAWS
- TRASH ENCLOSURE - CONCRETE MASONRY UNITS, SPLIT-FACED TEXTURE
- ELECTRICAL TRANSFORMERS
- MOUNDING BERM
- DRAINAGE EASEMENT
- DRAINAGE SWALE
- EDGE OF PAVING

PROJECT STATISTICS

PROJECT DESCRIPTION: TWO SMALL COMMERCIAL BUILDINGS ON SEPARATE LOTS WITH SHARED ACCESS AND PARKING AREAS

ZONING: PM

PROJECT STATISTICS

GROSS LOT AREA:	12,341 SF
BUILDING AREA:	11,428 SF
COVERAGE PERCENT:	93 PERCENT

SITE IMPROVEMENTS

SCREENING AND PLAZAS:	4,225 SF
LANDSCAPE:	6,216 SF
PARKING:	18,238 SF
LANDSCAPE:	3,428 SF
BURTOTAL:	21,666 SF
TOTAL:	28,117 SF

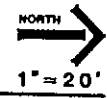
PARKING

STANDARD SPACES:	23
COMPACT SPACES:	1
HAZICAP SPACES:	2
TOTAL:	26
RATIO PERCENT:	122.1

overlays			
b	b	b	b
6	5	1	1
2	2	2	2
3			
4			

LOCATION MAP

PRELIMINARY SITE PLAN



Perry Lewis ARCHITECTS

Post Office Box 2150
Sacramento, California 95813
916.644.0668

Perry Lewis, Architect
C13674

Consultant

Project
RIVER PARK WEST
LOTS 22, 23

RAMADA DRIVE AND
VENDELS CIRCLE
PALO ROLLES,
CALIFORNIA

Job no.
90019/BA9107

Revisions

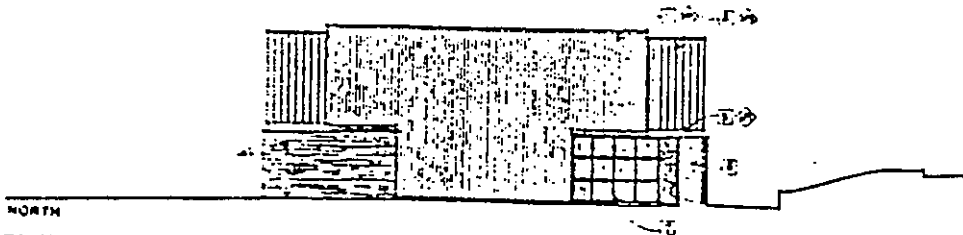
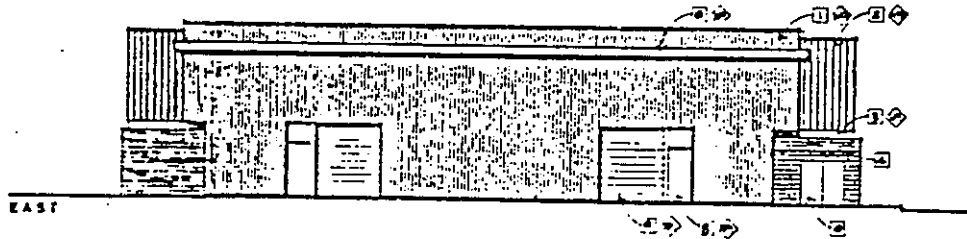
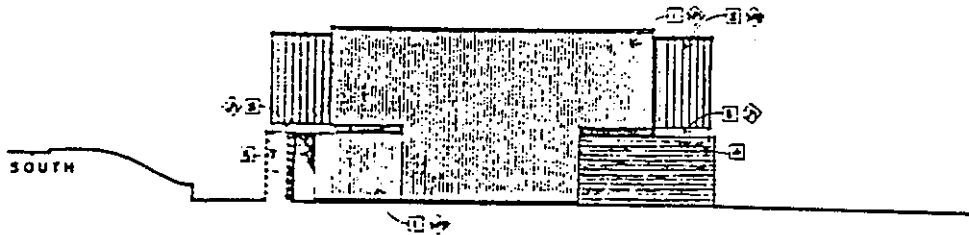
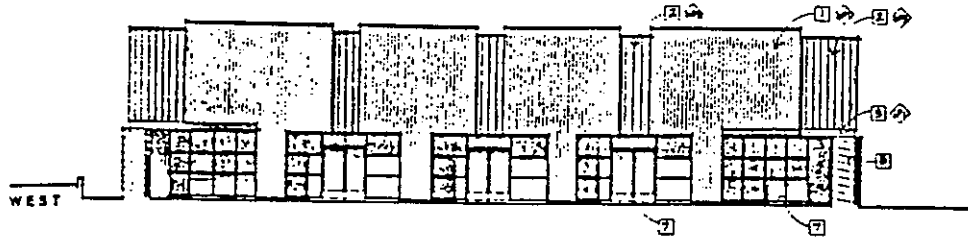
Date

JULY 18, 1991

Sheet DP1

PRELIMINARY
SITE PLAN

PD 91001 - SITE PLAN & PRELIM. PLANTING PLAN EXHIBIT




ELEVATIONS - LOT22 (LOT 23 SIMILAR)

MATERIALS

- 1. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 2. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 3. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 4. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 5. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 6. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 7. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 8. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 9. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 10. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"

COLORS

- 1. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 2. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 3. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 4. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 5. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 6. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 7. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
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- 9. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"
- 10. BRICK, COMMON, RED, EXTERIOR, 2 1/2" x 3 1/2" x 8"


 Perry & Lewis
 ARCHITECTS

P.O. Box 2176
 Lawrenceville, GA 30046
 404-942-1111

ELEVATIONS
PD 91001 LAVORGNA
EXHIBIT D