

City of El Paso de Robles

RESOLUTION NO: 91-158
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING DEVELOPMENT PLAN DETAILS
FOR PLANNED DEVELOPMENT 91011
(DON BENSON & GARY STEWART)

WHEREAS, Don Benson and Gary Stewart have filed an application to construct a 16 unit apartment building on a 1.1 acre parcel located on the east side of Park Street, one lot north of 34th Street; 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 91011 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction of 16 apartment units in a single building on a 1.1 acre parcel; 43 off-street parking spaces are to be provided.
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.

City of El Paso de Robles

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NOTE: Standard conditions shall apply unless superseded by a site specific condition.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 occupancy: 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, cable TV, 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.

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.

City of El Paso de Robles

COMMUNITY DEVELOPMENT DEPARTMENT

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

14. A 6 inch high concrete curb shall be provided around landscaped areas adjacent to parking lots.

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.).

17. Decorative masonry trash enclosures shall be constructed in a manner to be approved by the Architectural Review Committee.

POLICE DEPARTMENT

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

FIRE DEPARTMENT

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

SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

PUBLIC WORKS DEPARTMENT:

20. The developer shall install a 5 foot wide concrete sidewalk and a standard street light on Park Street.

21. The existing non-functioning 24 inch RCP storm drain in Park Street shall be connected to the operational 30 inch RCP storm drain that extends between the easterly side of Park Street and the easterly side of the Southern Pacific Railroad right-of-way, and install a double graded side inlet catch basin at the south terminus of the existing 24" RCP.

City of El Paso de Robles

COMMUNITY DEVELOPMENT DEPARTMENT:

22. 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 E and listed below:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site and Development Plan
B	Preliminary Grading and Drainage Plan*
C	Planting Plan
D	Color Board*
E	Elevations

* Full size copy on file in the Community Development Department

23. All project lighting shall be designed in such a manner so as not to create off-site glare.

24. 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.

25. The applicant shall submit for review and approval by the Architectural Review Committee three samples of distinct shades of grey for building siding, fascia, and trim.

26. The applicant shall pave the 5 foot area north of the apartment building and shall not construct a fence or barrier that would obstruct emergency access.

27. In accordance with the applicant's statement dated August 13, 1991, attached as Exhibit "F", any City development impact fees that are in effect at the time of issuance of building permits shall apply to any proposed lot in the subject development.

28. Prior to building permit issuance, the applicant shall provide an area sound study and mitigation design plan pursuant to State Housing Law Section 17922.6 and Title 25, Chapter 4, commencing with Section 18934 of part 2.5. Mitigation measures outlined by this study shall be implemented in a manner subject to the approval of the Building Official. Findings and mitigation measures within the report shall be disclosed to

City of El Paso de Robles

future property owners in a manner subject to the approval of the City Attorney.

29. The applicant shall provide architectural relief around window areas on the western facade in a manner similar to other decorated facades, to be approved at a staff level.

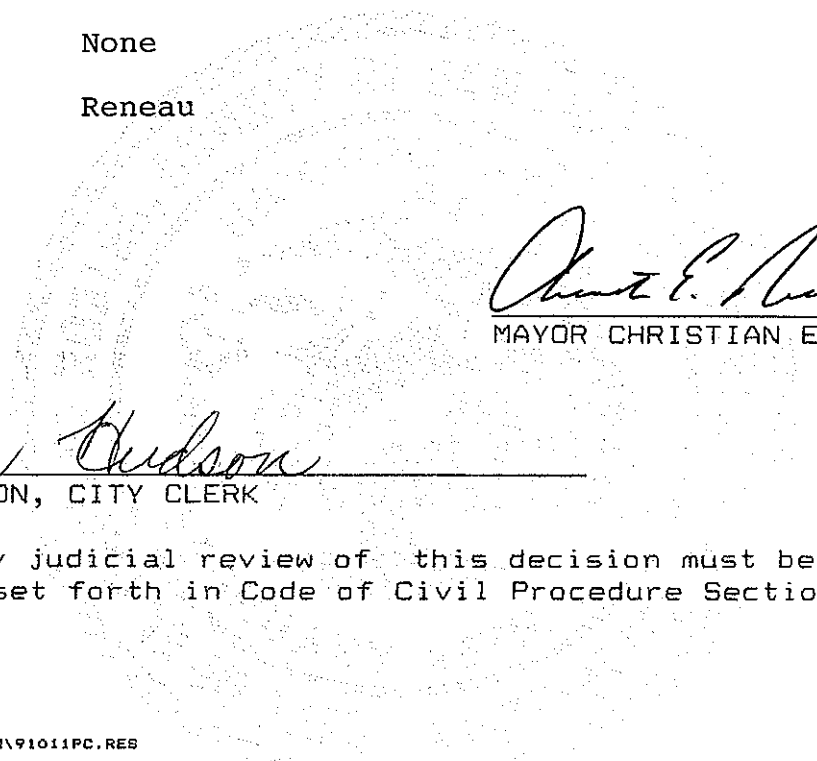
PASSED AND ADOPTED THIS 5th day of November, 1991 by the following roll call vote:

AYES: Martin, Picanco, Russell and Iversen

NOES: None

ABSENT: Reneau

ABSTAIN:



Christian E. Iversen

MAYOR CHRISTIAN E. IVERSEN

ATTEST:

Dawn Hudson

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.

COLLEEN\PD\BENSON\91011PC.RES

NO. 20 1941 1462									

TITLE: VICINITY MAP
 SHEET NUMBER: 1462
 PROJECT: A-10 UNIT COMPLEX FOR BEYSON/STEWART
 PREPARED BY: W.P. BEYSON
 DATE: 10/14/66
 SCALE: AS SHOWN

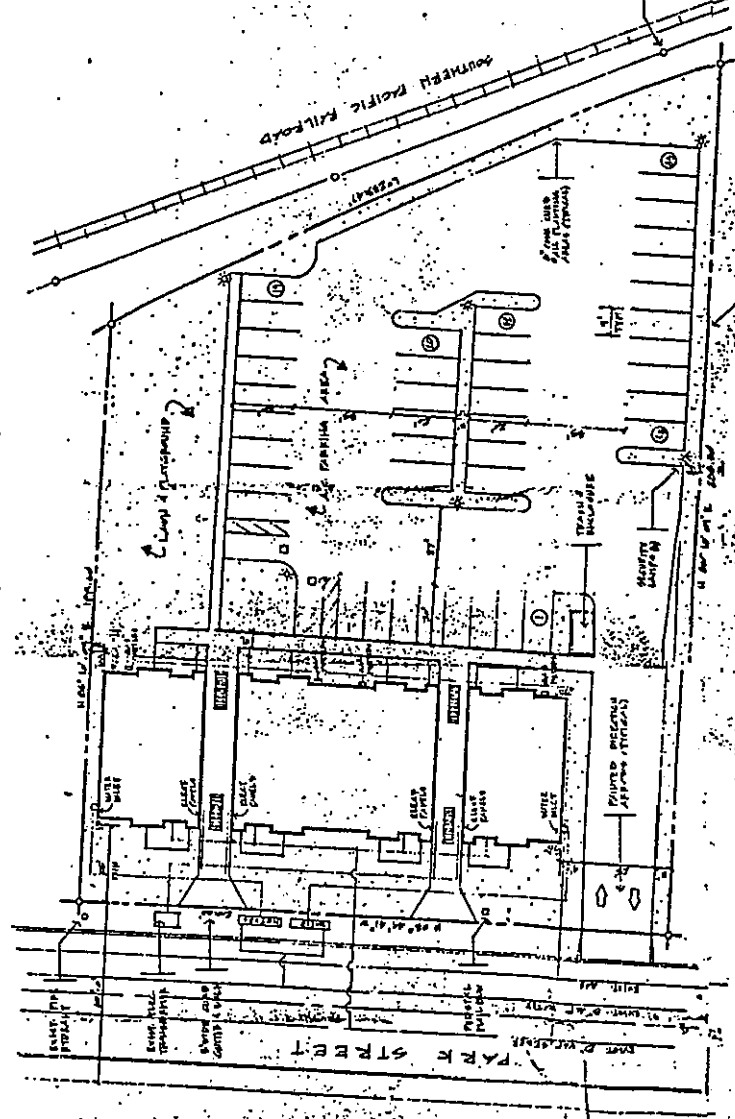
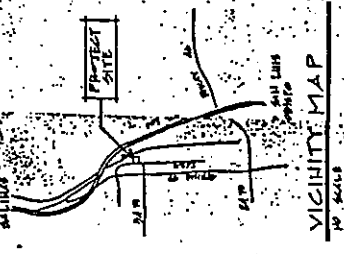
DATE: 10/14/66	SHEET: 1
PROJECT: A-10 UNIT COMPLEX	SCALE: AS SHOWN
DRAWN BY: W.P. BEYSON	CHECKED BY:
APPROVED BY:	

R1-1 ED
 MAP 24 BR
 COMMUNITY
 DEVELOPMENT

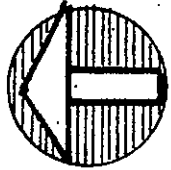
NO.	TITLE
1	VICINITY MAP SHEET PLAN
2	DEVELOPMENT PLAN
3	FLOOR PLAN
4	ILLUSTRATIVE ELEVATIONS

PREPARED FROM PROVIDED BY:
 W.P. BEYSON
 1400 WEST 11TH AVE
 ANCHORAGE, ALASKA 99501
 PHONE: 261-1200

THIS PLAN MAY BE USED FOR THE PURPOSES OF THE A-10 UNIT COMPLEX FOR BEYSON/STEWART PROJECT. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.



PROJECT DATA SUMMARY	
LEGAL DESCRIPTION: TRACT 20 BLOCK 41 OF THE 1467 1ST AVENUE, ANCHORAGE, ALASKA	SUBDIVISION: UNIT WITH IMPROVEMENTS TO ACCESS IS NOT REQUIRED FOR UNIT WITH IMPROVEMENTS TO ACCESS
LEGAL: TRACT 20 BLOCK 41 OF THE 1467 1ST AVENUE, ANCHORAGE, ALASKA	PLAN PREPARED BY: W.P. BEYSON 1400 WEST 11TH AVE ANCHORAGE, ALASKA 99501
LOT AREA: 1500 SQ FT 1500 SQ FT 1100 SQ FT	PLAN PREPARED BY: W.P. BEYSON 1400 WEST 11TH AVE ANCHORAGE, ALASKA 99501

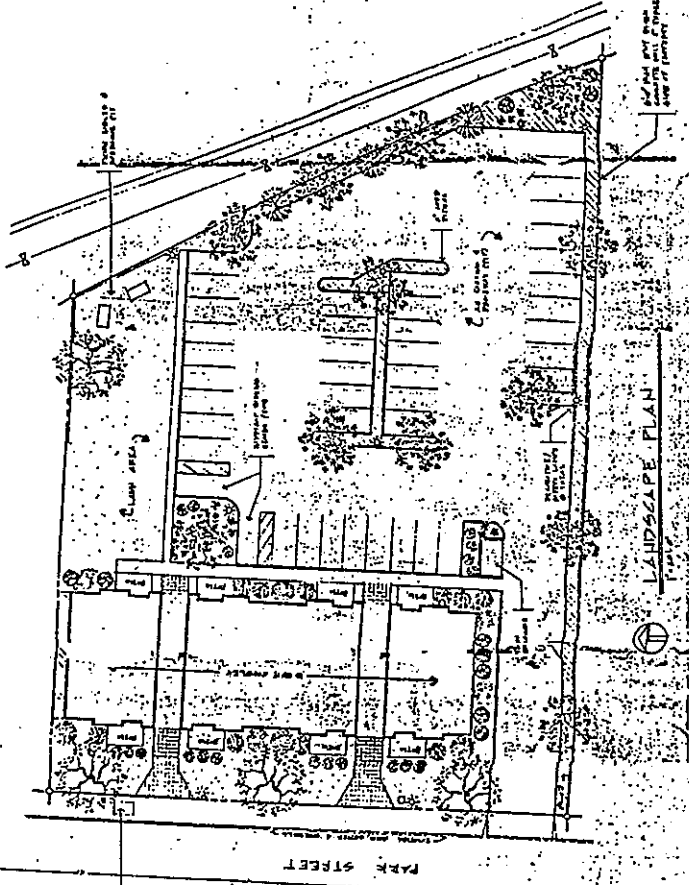


SITE PLAN PD 91011 "A" EXHIBIT "A"

NO.	DATE	REVISION

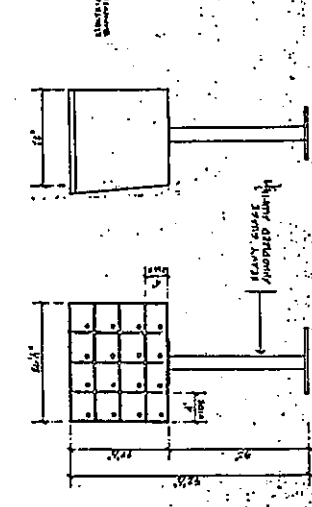
Y & D UNIT COMPLEX F&P:
 DEBSON/STEWART
 847 ARIMA STREET
 (ON 250-2557)
 TITLE: LANDSCAPE PLAN
 THREE BUILDING STRUCTURES

DATE: 12/1	SCALE: 1" = 10'
DRAWN BY: [initials]	CHECKED BY: [initials]
PROJECT NO.: 91011	SHEET NO.: 10
TITLE: LANDSCAPE PLAN	DATE: 12/1



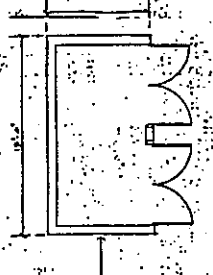
LANDSCAPE NOTES:
 1. ALL PLANTING MATERIALS & SPECIFICATIONS TO BE APPROVED BY THE ARCHITECT & LANDSCAPE ARCHITECT. ALL PLANTING MATERIALS TO BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS & ALL OTHER NOTES ON THIS PLAN.

SYM.	DESCRIPTIVE NAME	COMMON NAME	COPIES	SIZE	NOTES
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	4	30"	30" x 30"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	75	24"	24" x 24"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	9	54"	54" x 54"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	9	54"	54" x 54"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	9	54"	54" x 54"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	9	54"	54" x 54"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	9	54"	54" x 54"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	15	18"	18" x 18"
[Symbol]	PLANTING MATERIAL	PLANTING MATERIAL	10	18"	18" x 18"

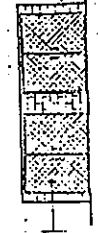


PEDESTAL MAILBOX
 1'-0"

NOTE: SEE ARCHITECTURAL PLAN FOR DIMENSIONS.



TRASH ENCLOSURE
 18'-0"

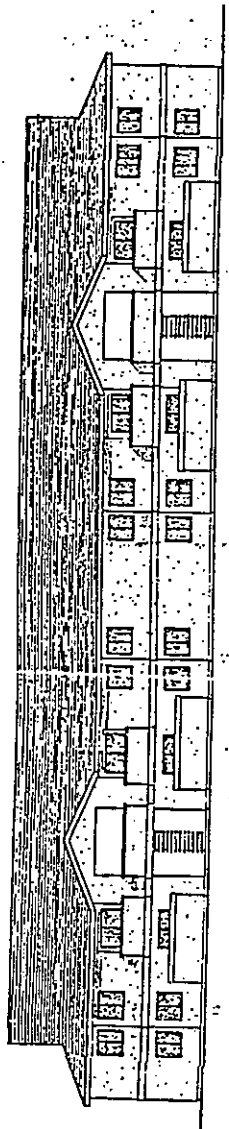


LANDSCAPE PLAN PD 91011, C EXHIBIT

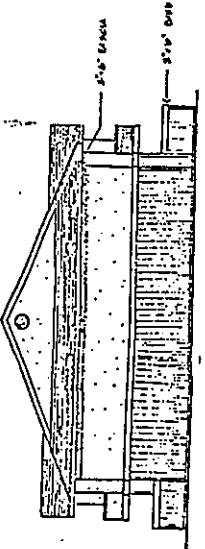
DATE	
BY	
CHECKED	
APPROVED	
REVISIONS	

TITLE: 4 UNIT COMPLEX FOR DENSON/STEWART
 DATE: 10/1/68
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

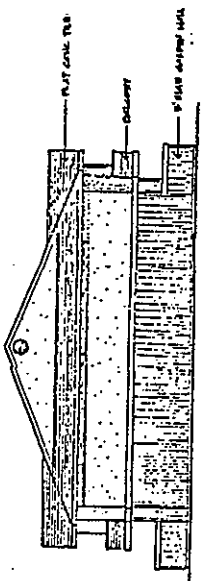
SCALE	1/4" = 1'-0"
DATE	10/1/68
BY	[Signature]
CHECKED	[Signature]
APPROVED	[Signature]



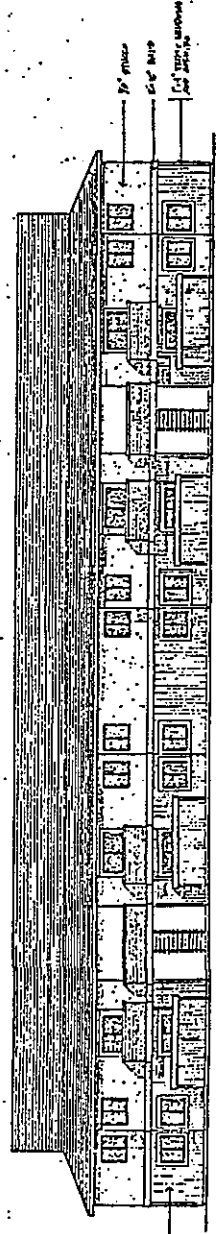
WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

BUILDING ELEVATIONS

PPD 91011 EXHIBIT 'E'