

City of El Paso de Robles

RESOLUTION NO: 91-159
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING DEVELOPMENT PLAN DETAILS
FOR PLANNED DEVELOPMENT 91012
(OAK STREET PARTNERS)

WHEREAS, the applicant, Oak Street Partners, has filed an application to construct an office building located at 943 Oak Street (the southwest corner of Oak and 10th Streets, and

WHEREAS, this project is categorically exempt from environmental review per section 15301 of the State's Guidelines to Implement CEQA, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 8, 1991 and by the City Council on November 5, 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 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 policies in place at the time of the filing of this application;
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 91012 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction of a 2,829 square foot building for office use, on a 7,000 square foot parcel.

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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 final map approval: Plan Checking.

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. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground.

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

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

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

10. No buildings will be occupied until all public improvements have been completed and approved by the City Engineer.

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. 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.

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COMMUNITY DEVELOPMENT DEPARTMENT

12. All improvements, including landscaping and irrigation systems, approved by the City Council, shall be installed prior to occupancy.

13. The applicant shall provide a 6 inch curb around landscaping adjacent to parking lots.

14. 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..

15. Applicant shall obtain a Certificate of Occupancy for all structures prior to their occupancy (Ordinance 525 and 538 N.S.).

POLICE DEPARTMENT

16. 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

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

SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

PUBLIC WORKS DEPARTMENT:

18. The developer shall bring both Oak and 10th Street frontages up to City Standards. Said improvements shall consist of, but not be limited to:

a. Replace all curb with standard 6 inch PCC curb and 24 inch gutter;

b. Install a standard PCC handicapped ramp with a 15 foot radius curb return and spandrel;

c. Install PCC cross gutter (with adjusting asphalt to join between the spandrel and existing spandrel on the east side of the intersection);

d. Install a 5 foot wide detached sidewalk and transition to join existing attached sidewalk on Oak Street at southerly end of frontage;

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- e. Install a standard commercial driveway (with ramp) from curb-face to property line;
- f. Relocate the existing fire hydrant on 10th Street as required to accommodate the new curb return.

COMMUNITY DEVELOPMENT DEPARTMENT

19. Applicant shall construct the project in conformance with the site plan, landscaping plan, and building elevations, colors and materials attached as Exhibits A through B and listed below:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site and Development Plan, Grading Plan, Planting Plan, Landscape Plan and Building Elevations
B	Color Board *

* On file in the Community Development Department.

20. The applicant shall construct trash enclosures out of decorative masonry block in a manner that has been approved by the Architectural Review Committee (ARC) and subject to approval by the Community Development Department.

21. The applicant shall use architectural composition roof material that is 350 pounds per 100 square feet as required by the ARC.

22. 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.

23. The applicant shall be responsible for the maintenance and health of all project landscaping.

24. The property owner shall enter into an agreement to agree to participate and not oppose a future assessment district for undergrounding of utilities in a form acceptable to the City Attorney.

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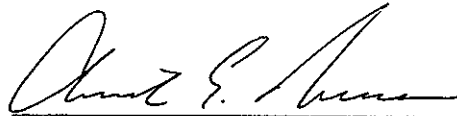
PASSED AND ADOPTED THIS 5th day of November, 1991 by the following roll call vote:

AYES: Martin, Picanco, Russell and Iversen

NOES: None

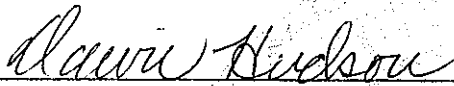
ABSENT: Reneau

ABSTAIN: None



MAYOR CHRISTIAN E. IVERSEN

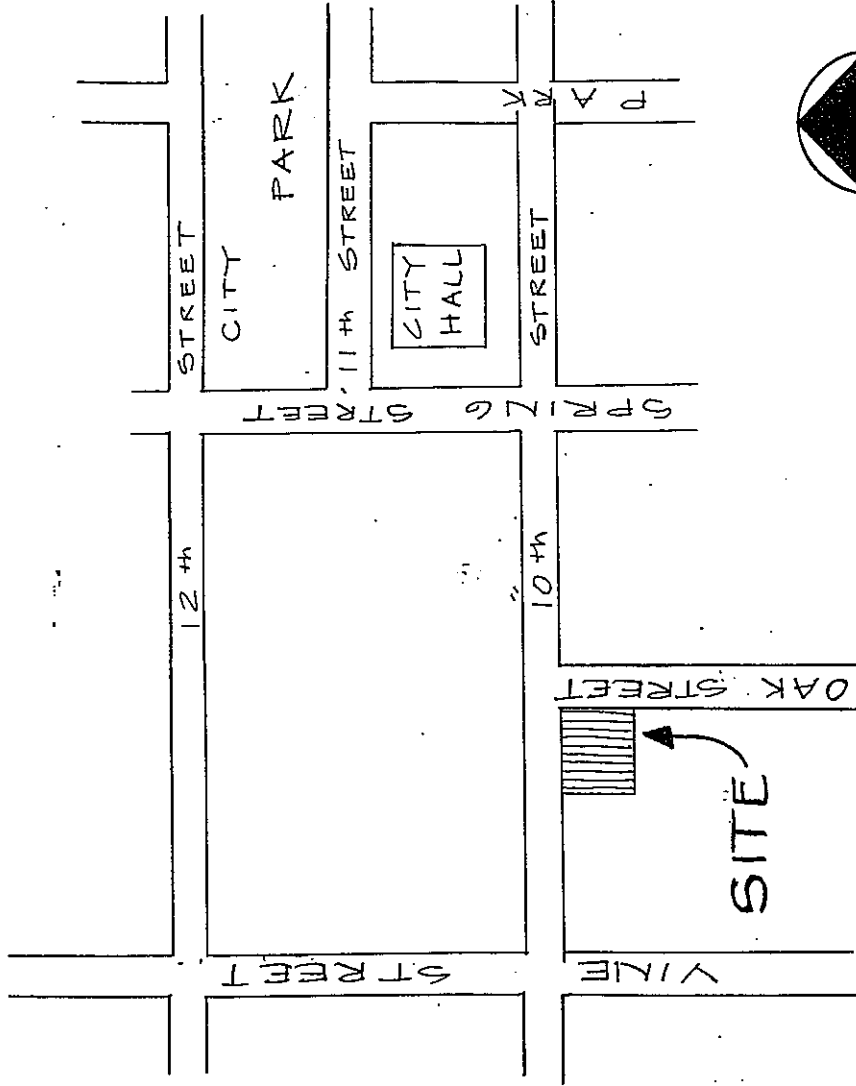
ATTEST:



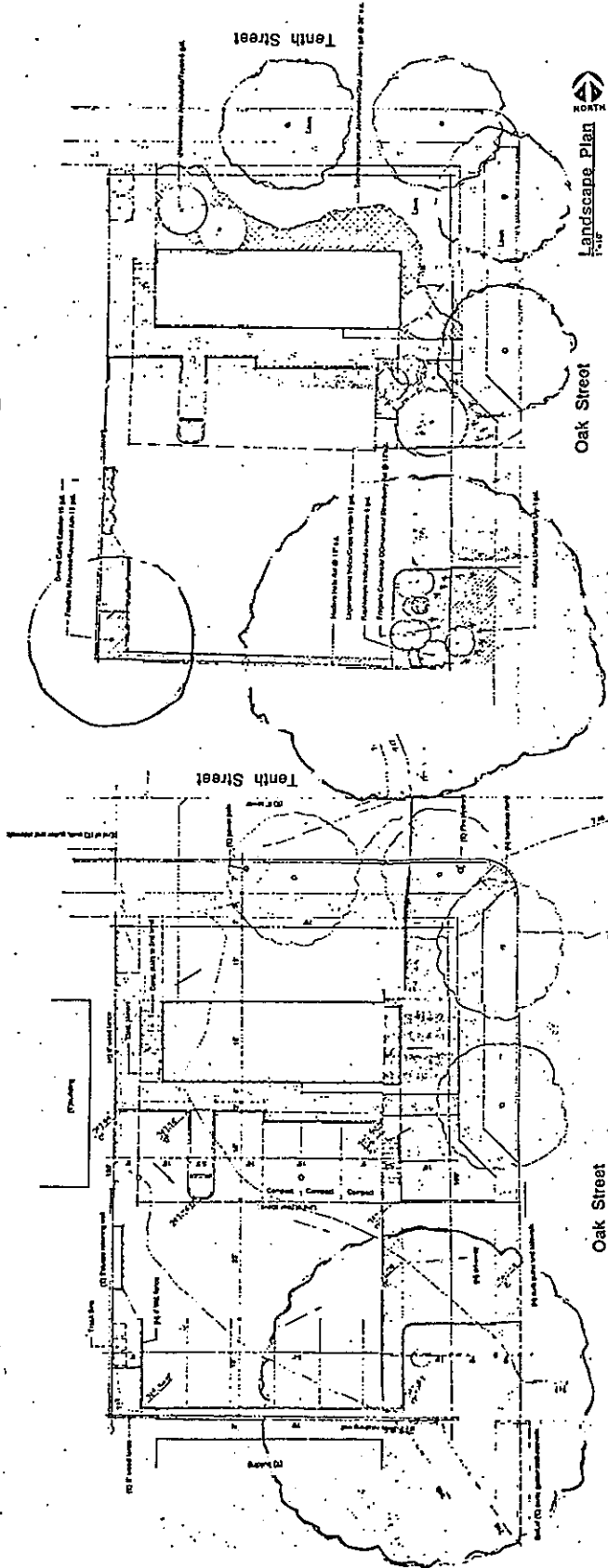
CITY CLERK, DEPUTY

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

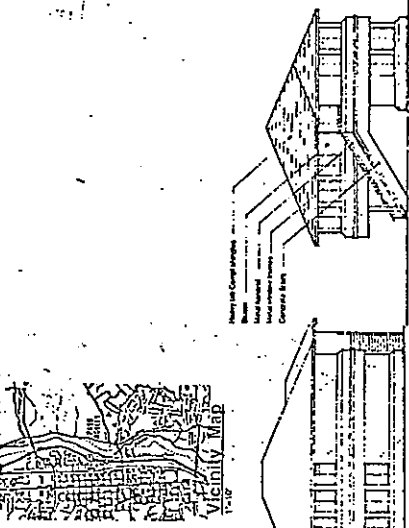
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VICINITY MAP
PD 91012 / CUP 91016



Project Summary
 Project Address: 343 Oak Street
 Client Name and Address: Army, Arlington, Massachusetts, 02116
 Project Name: _____
 Project Location: _____
 Project No.: _____
 Date: _____
 Design By: _____
 Check By: _____
 Title: _____
 Scale: _____
 Project Location: _____



5 PD 91012 & CUP 91016
 SITE PLAN, LANDSCAPE PLAN AND
 BUILDING ELEVATIONS
 EXHIBIT A