

RESOLUTION NO: 91-167  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING DEVELOPMENT PLAN DETAILS  
FOR PLANNED DEVELOPMENT 91015  
(PACIFIC MANAGEMENT AND DEVELOPMENT CO.)

WHEREAS, Pacific Management and Development Co., has filed an application to construct an approximate 2,100 square foot building addition to an existing 10,000 square foot commercial/office building facility, in two development phases, located on the northwest corner of Pine Street and 4th Street, and

WHEREAS, the Environmental Coordinator has determined that the project is exempt from environmental review under Section 15301(e)(1) of the State's Guidelines to Implement CEQA (California Environmental Quality Act), and that a Notice of Exemption will be filed with the Clerk Recorder's Office of San Luis Obispo County, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 12, 1991 and by the City Council on November 19, 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 91015 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction of an approximate 2,100 square foot addition to an existing 10,000 square foot commercial/office building in two development phases.

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. 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.

STANDARD CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

NOTE: Standard conditions shall apply unless superseded by a site specific condition.

PUBLIC WORKS DEPARTMENT

4. Prior to issuance of a Building Permit, the applicant shall pay for the following fees: Drainage, Recreation, Map and Plan Checking 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. 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.

7. 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.

8. When the development fronts on an existing street, 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.

9. 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.

10. 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.

11. 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.

#### COMMUNITY DEVELOPMENT DEPARTMENT

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

13. The applicant shall provide a 6 inch concrete curb around landscaping within and adjacent to parking lots, per Zoning Code Standards.

14. On Commercial or Industrial zoned properties, outdoor storage of equipment or materials (other than office vehicles) 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 Electric Code (1987 Edition) as adopted by Ordinance 581 N.S..

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

#### 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:

18. 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 and listed below:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Master Site and Development Plan
B	Elevations
C	Landscaping Plan
D	Preliminary Grading and Utility Plan
E	Color Board *
F	Conceptual Lot Line Adjustment

\* Copy is on file in the Community Development Department.

19. 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).

20. Future building/project design modifications shall be required to return to the ARC for determination if proposed revisions are either minor enough for approval by the ARC or whether they are significant enough to require further review by the Planning Commission and City Council.

21. The applicant shall stub out irrigation lines to all phase two landscape areas in a manner to be approved by the Community Services Director.

22. The width of the interior property line planter areas (shown in phase two) shall be increased in width from 3 feet to 5 feet.

23. The interior landscape planters shall be clipped at their corners (when saw cutting) so as to avoid sharp 90 degree corner for the planters.

24. Phase two landscaping shall be completed within one year (with the ability to request an additional one year time extension), or prior to sale of the property (subsequent to initial occupancy), whichever comes first.

25. Detailed plans for phase two landscaping shall be reviewed and approved by the Architectural Review Committee prior to its installation.

26. The flag pole planter area shall be enhance with an additional plant species, and shall be built up with an earthen berm. This shall be done in a manner to be approved by the Community Services and the Principal Planner.

27. All roof mounted equipment shall be screened behind the proposed mansard.

28. Detailed plans for the future conceptual modular buildings shown along the western boundary of the site shall be submitted for review and approval by the Architectural Review Committee.

29. All signage for the project shall be subject to review and approval by the Architectural Review Committee.

30. The gates for the trash enclosure shall be constructed of metal siding to match the detailing of the building.

31. The applicant shall remove the barbed wire from the fence which is to remain around the perimeter of the site.

32. A final lot line adjustment map (eliminating the existing underlying parcels and establishing new lot lines in accordance with the attached exhibit F) shall be recorded prior to certificates of occupancy.

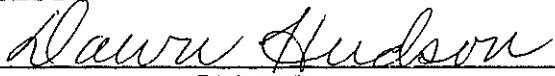
33. The developer shall improve the entire length of frontage of the subject parcel along 4th and Pine Streets to meet city standards. Said improvements shall consist of, but not limited to, concrete curb, gutter, sidewalk, handicapped ramp and commercial driveways and pave-out of existing pavement to join said new gutter. On-site surface water shall be intercepted and conveyed to adjacent streets via underwalk drains.

34. The developer shall install an 8" water line loop between Pine and Spring Streets.

PASSED AND ADOPTED THIS 19th day of November, 1991 by the following roll call vote:

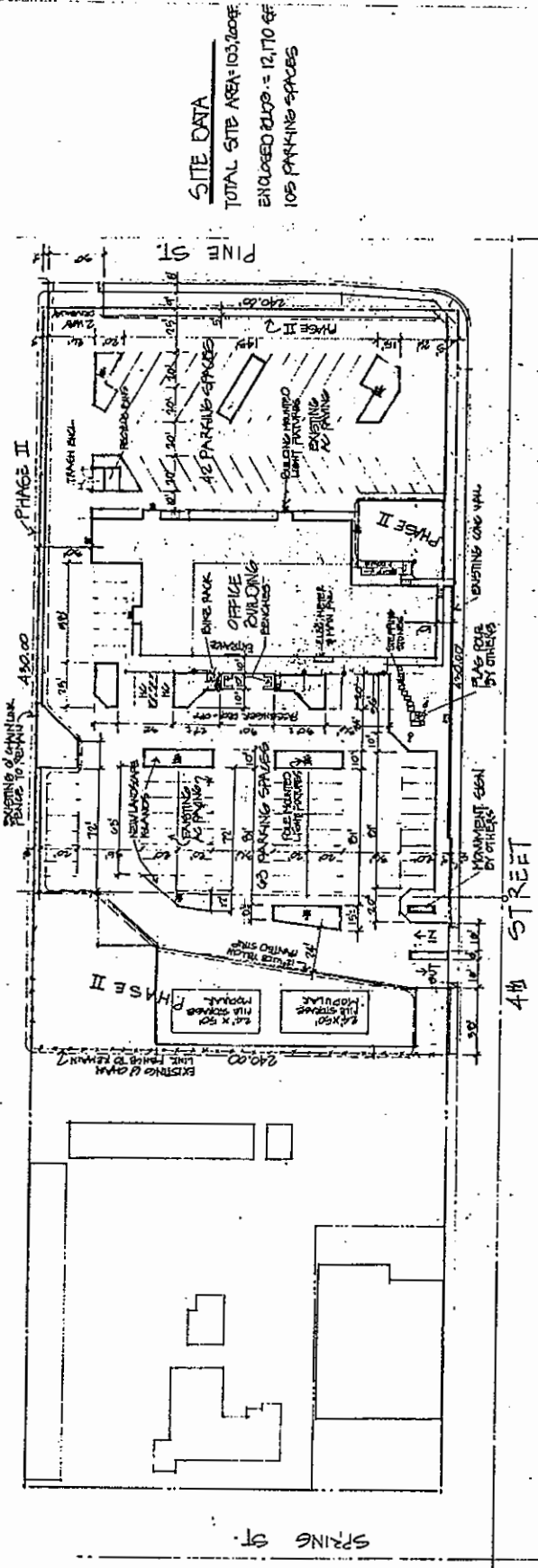
AYES:	Picanco, Reneau, Russell and Iversen
NOES:	None
ABSENT:	Martin
ABSTAIN:	None

  
MAYOR CHRISTIAN E. IVERSEN

ATTEST:  
  
CITY CLERK, DEPUTY

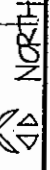
NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

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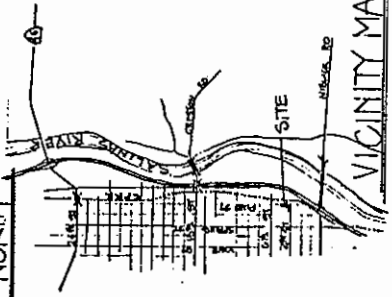


**SITE DATA**  
 TOTAL SITE AREA = 103,200 SF  
 ENCLOSED CURB = 12,170 SF  
 105 PARKING SPACES

SITE PLAN



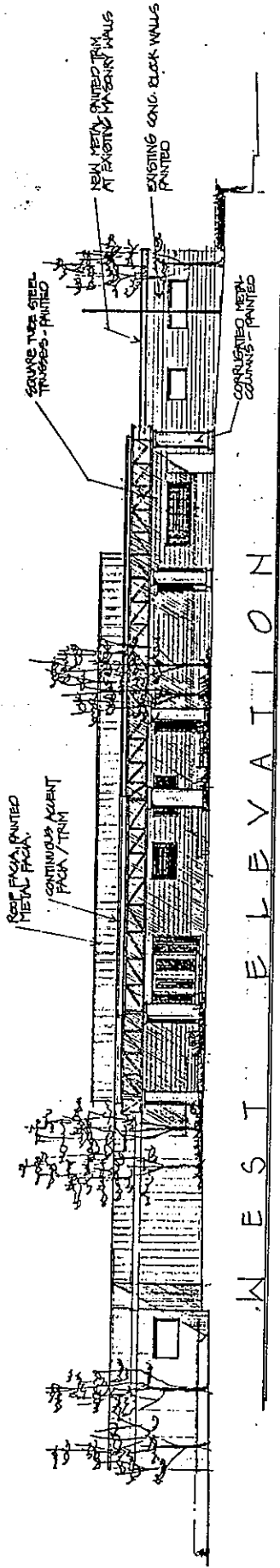
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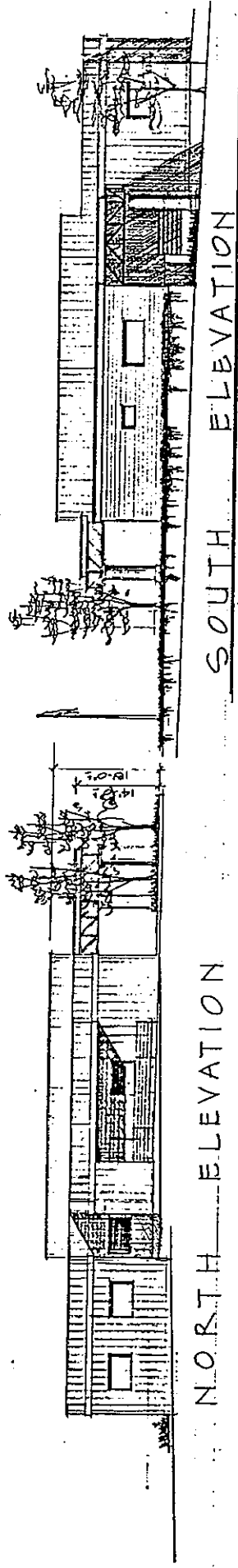
PD 91015

EXHIBIT "A"

Master Site and Development Plan

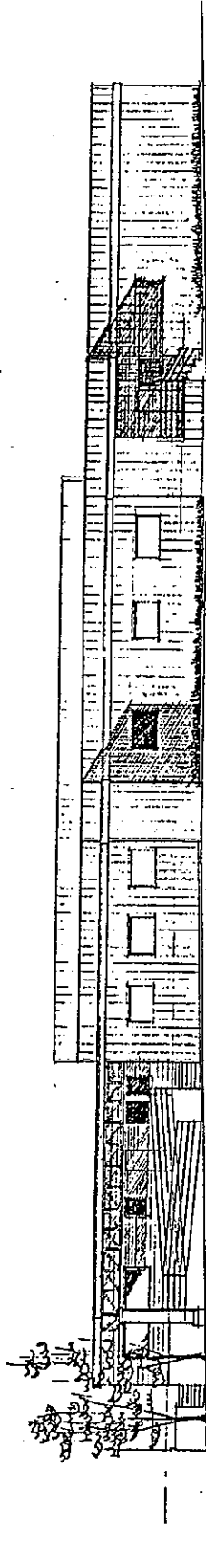


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



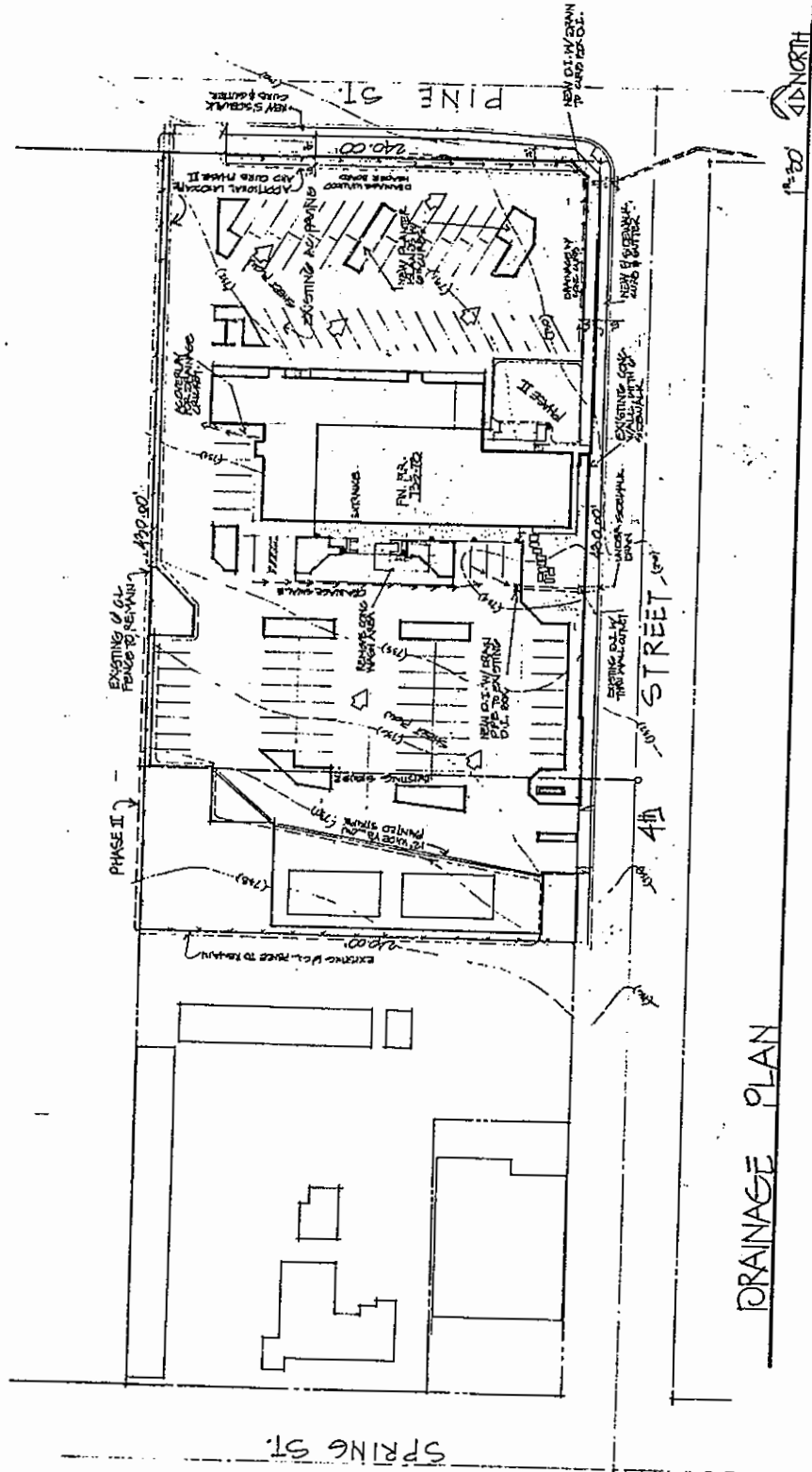
EAST ELEVATION

PD 91015

EXHIBIT "B"  
Elevations





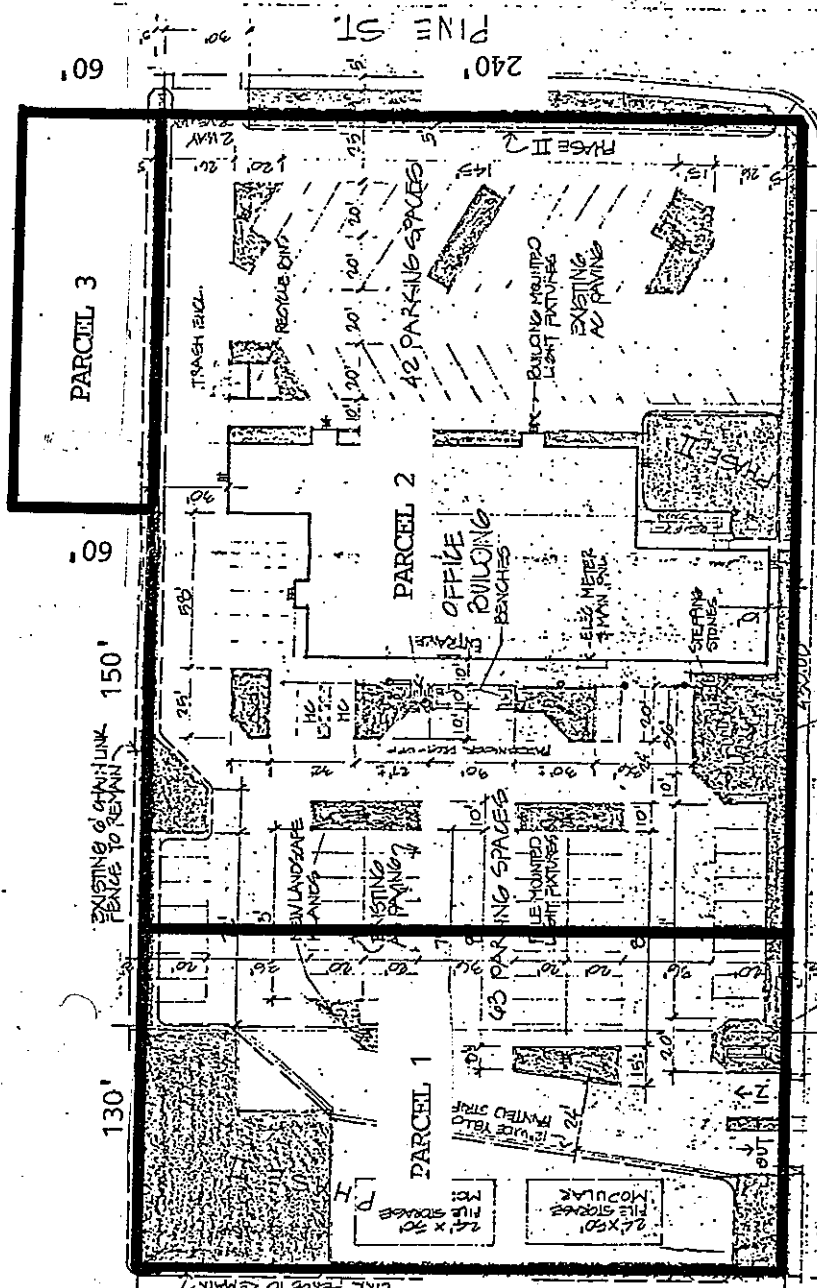


DRAINAGE PLAN

PD 91015

EXHIBIT "D"  
Grading and Drainage

**EXHIBIT "E": COLOR BOARD  
IS ON FILE IN THE  
COMMUNITY DEVELOPMENT DEPARTMENT**



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EXHIBIT "F"

Conceptual Lot Lines