

RESOLUTION NO. 96-29
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 95008
(APPLICANT: RICHARD WILLHOIT)

WHEREAS, Planned Development 95008 has been filed by Richard Willhoit in conjunction with an application for tentative map 2214 to establish development details for individual homes, landscaping, fencing and park development for a 90 unit residential project of an approximate 9.6 acre site located on the east side of Creston Road at its intersection with Stoney Creek Drive, 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, the applicant is requesting that the PD Overlay District zoning be used to allow deviation from zoning code standards relating to building setbacks from property lines, building separation setbacks, parking standards, minimum standards for shared/common recreational areas, and engineering design of the public street, and

WHEREAS, Section 21.16A.070 of the Municipal Code requires that if the Commission/Council approves a Planned Development application which does not meet all minimum zoning code standards, the Commission/Council must make findings pursuant to that same code section, and

WHEREAS, the Development Review Committee reviewed this application at their regular meetings of January 23, 1996 and January 30., 1996 and recommended that the full Planning Commission consider the option of approval for the project (including findings that the project meets the purpose and intent of the PD District overlay), and

WHEREAS, a public hearing was conducted by the Planning Commission on February 12, 1996, 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, on February 12, 1996, the Planning Commission determined, in their independent judgment, that the project would not have a significant impact on the environment subject to the mitigation measures applied to the project, and a Negative Declaration status was granted for the project, and

RIMC CODE:	Community Development Department
DATE:	March 19, 1996
FILE PLAN/GE CAT.:	Current Planning/Subdivisions and Planned Development
SUBJECT:	Tract 2214/PD 95008 (Willhoit) - CC Appeal PD Resolution
LOCATION:	Development Services File Room
RETENTION:	Permanent
OTHER:	nw/tracts/2214/cc/pd.res

- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:
Creston Road landscaping, wall and detention basin; landscape parkways within the public right of way; drainage/open space areas at Beechwood Drive.

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).
- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners Association, or other means acceptable to the City:

All landscaping and hardscape outside of the public right of way and located with common area; all ancillary structures (such as mailboxes, lighting fixtures, walls and fences located in commons areas, but excluding private residences); two shared/common park areas, including landscaping and recreation equipment (passive and active).
- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. A detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: Fence and wall materials (masonry wall/woodcrete); park equipment ; light fixtures, mail boxes (design and location), decorative paving/pavers and miscellaneous site details.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.

(Adopted by Planning Commission Resolution 94-038)

____ 1. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS OR RECORDATION OF THE FINAL MAP, WHICHEVER OCCURS FIRST:

1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
2. The applicant shall provide a one-foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.
3. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
4. The applicant shall agree, in a manner acceptable to the City Attorney, to pay impact mitigation fees as may be established through a resolution or ordinance adopted by the City Council, in effect at the time building permits are issued.
- ____ 5. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
6. The developer shall provide constructive notice to all buyers that all homes are required to utilize semi-automated trash containers as provided by the City's franchisee for solid waste collection.
7. The developer shall provide constructive notice to future buyers that all residential units shall be required to be equipped with trash compactors.

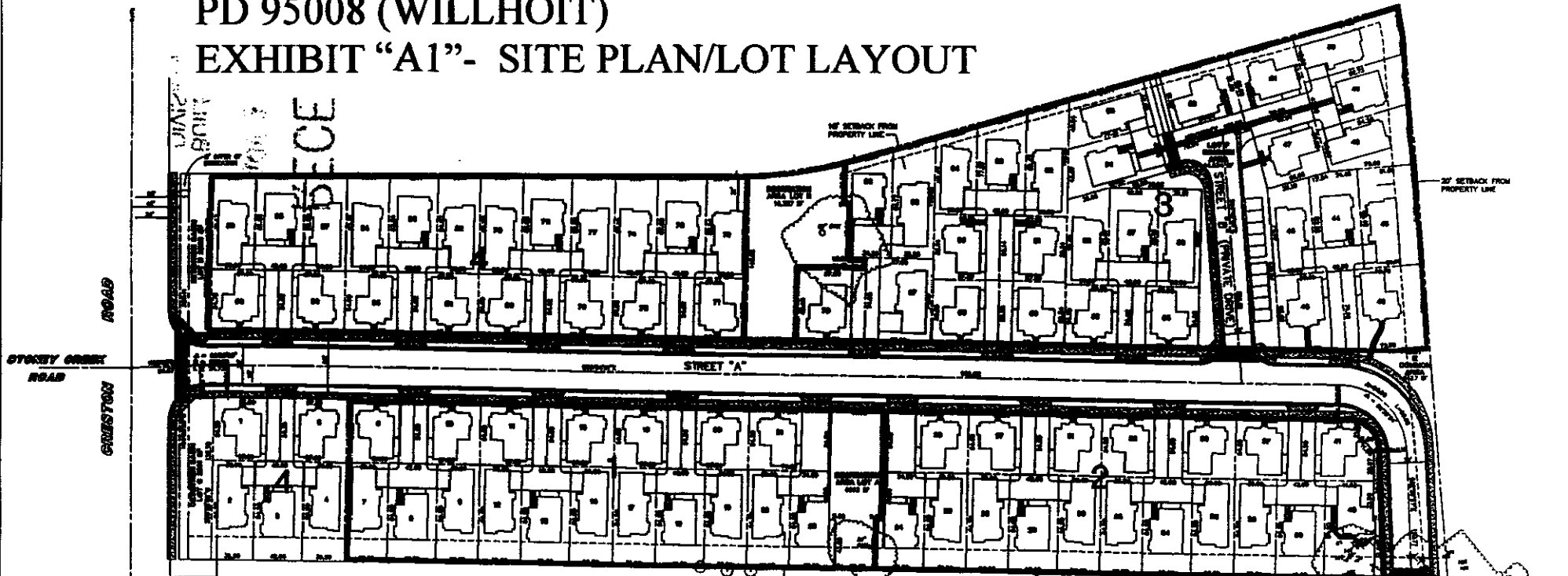
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PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

PD 95008 (WILLHOIT) EXHIBIT "A1"- SITE PLAN/LOT LAYOUT



LOT AREAS

1	2,100
2	2,100
3	2,100
4	2,100
5	2,100
6	2,100
7	2,100
8	2,100
9	2,100
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99	2,100
100	2,100

LEGEND

PROPERTY LINE
LOT NUMBER
PHASE LINE

4

NOTE:
PHASE LINES INDICATE PHASED CONSTRUCTION OF LOTS ONLY. ALL PHASE 2 IMPROVEMENTS TO BE CONSTRUCTED WITH PHASE 1. LOT 8 TO BE CONSTRUCTED WITH PHASE 2.

SITE SUMMARY

0.5 ACRES PHASE AREA
0.58 ACRES NET
CHURCH SQUARE - R-3PD
PROPOSED LOTS = 100
PROPOSED DENSITY = 0.7 UNITS/ACRE

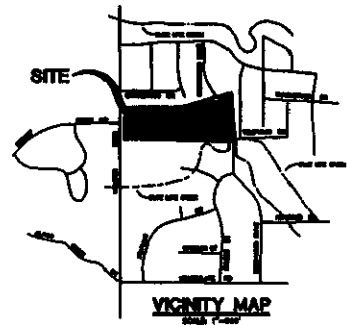
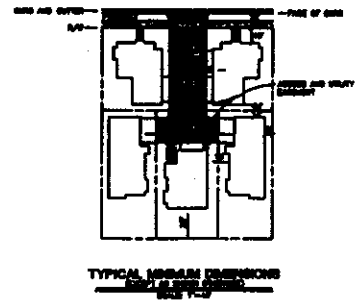
UNIT MIX

PLAN	TYP	SQ. FT.	NO. UNITS	%
1	200/2,000	1,107	50	21.5%
2	200/2,000	1,200	50	23.2%
3	200/2,000	1,200	24	27.8%
TOTAL			124	100%

- NOTES:
- REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ALL DETAILS NOT SHOWN ON THESE PLANS.
 - ALL NEW IMPROVEMENTS ON THIS PLAN EXCEPT ROADS TO BE FINISHED AND UTILITIES TO BE LOCATED BY UTILITIES, SHALL BE TO BE FINISHED.

PHASE 1 REQUIREMENTS - CHURCH SQUARE - 100

PHASING PROVIDED:	100 COVERED SPACES
	75 PARALLEL SPACES
	10 HEAD-IN SPACES
TOTAL	185 (2.1 BARD)



DEVELOPER: ESTRELLA ASSOCIATES
1420 SPURNE STREET
PACIFIC PALISADES, CA 91344
213-1421

ENGINEER: STEVE SYLVESTER
NORTH COAST ENGINEERING
728 CHESTON ROAD
PACIFIC PALISADES, CA 91344
213-2127

ARCHITECT: BARRBERN/ALANON ARCHITECTS
3000 OCEANVIEW BLVD. STE 100
REDWOOD BEACH, CA 92460-0753
(714) 353-9100

LANDSCAPE ARCHITECT: STEVE ORNSTEIN
1144 HILL STREET
SAN LUIS OBISPO, CA 93401
844-8429

SITE PLAN/LOT LAYOUT

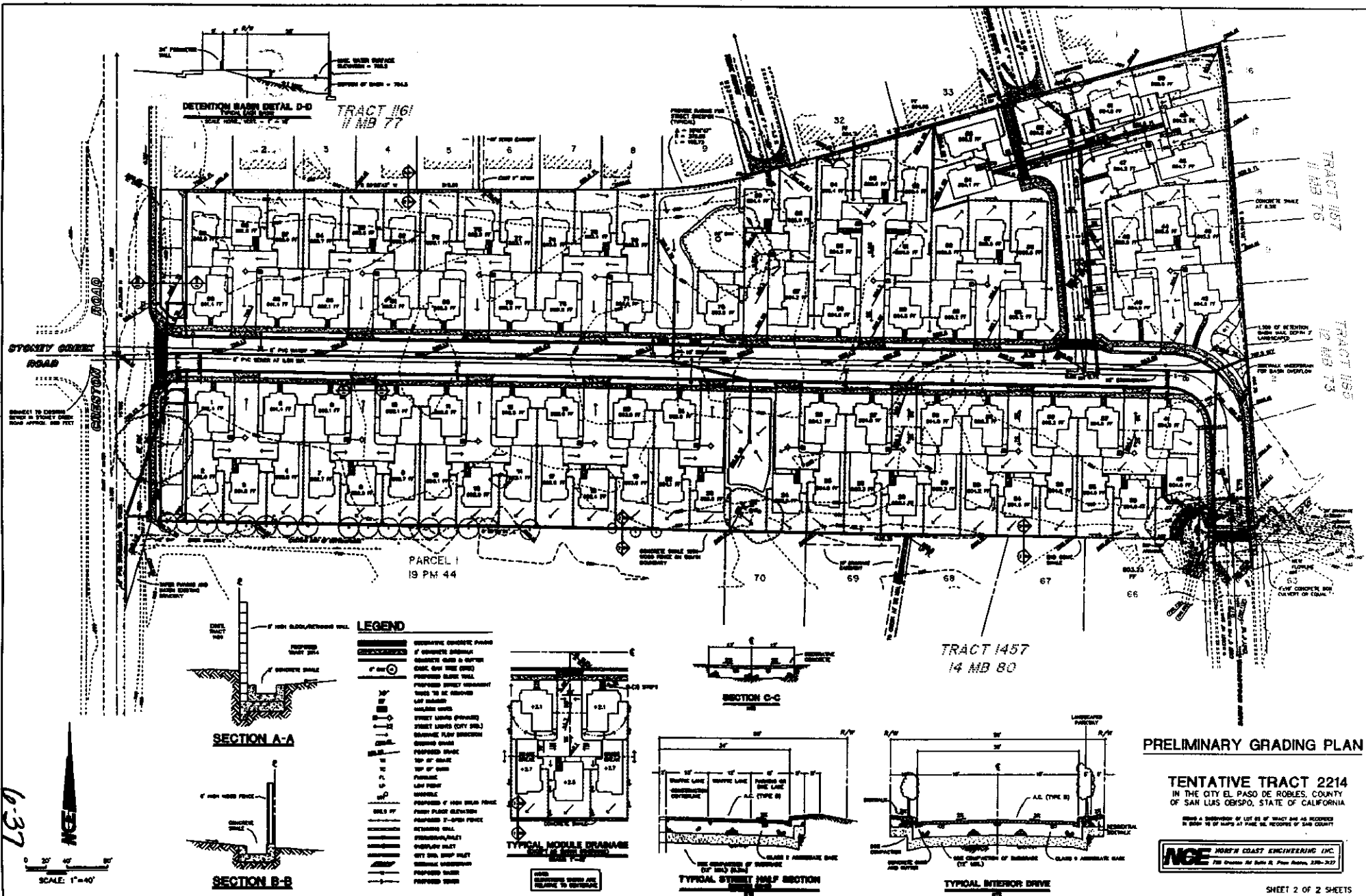
TENTATIVE TRACT 2214
IN THE CITY OF PASO DE ROBLES, COUNTY
OF SAN LUIS OBISPO, STATE OF CALIFORNIA



1-36

PD 95008 (WILLHOIT)

EXHIBIT "B" - GRADING AND DRAINAGE



PD 95008 (WILLHOIT)

**The following exhibits are on file in the Community
Development Department**

**EXHIBIT "C1"
LANDSCAPING PLANS**

**EXHIBIT "C2"
LANDSCAPE CROSS SECTIONS**

**EXHIBIT "C3"
LANDSCAPE DETAILS**

11-18-9
BASSENVA
LACON

REV

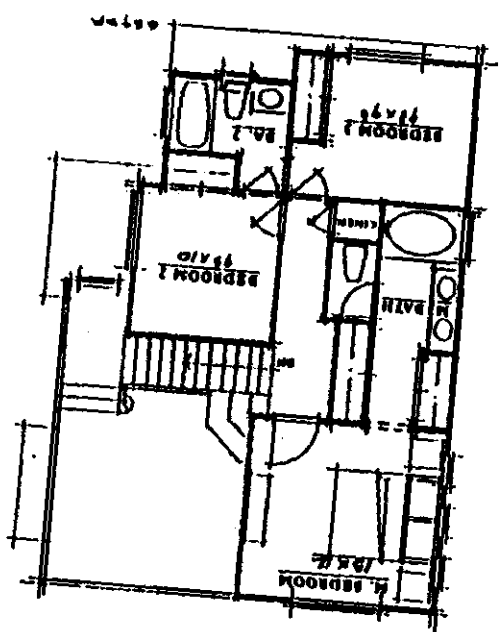
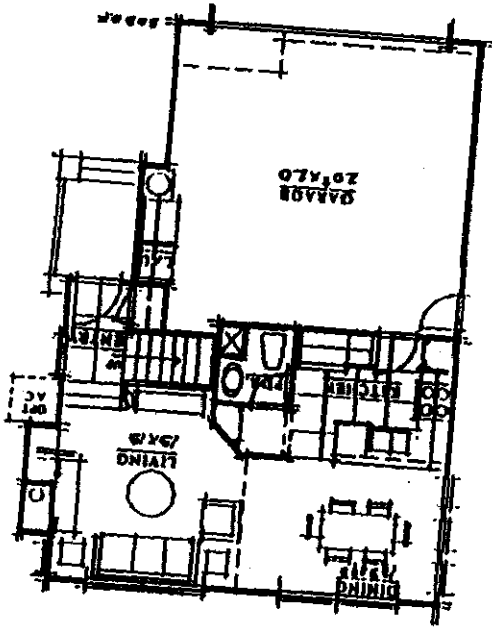
DIVISION
BUILDING

ESTRELLA ASSOCIATES PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"

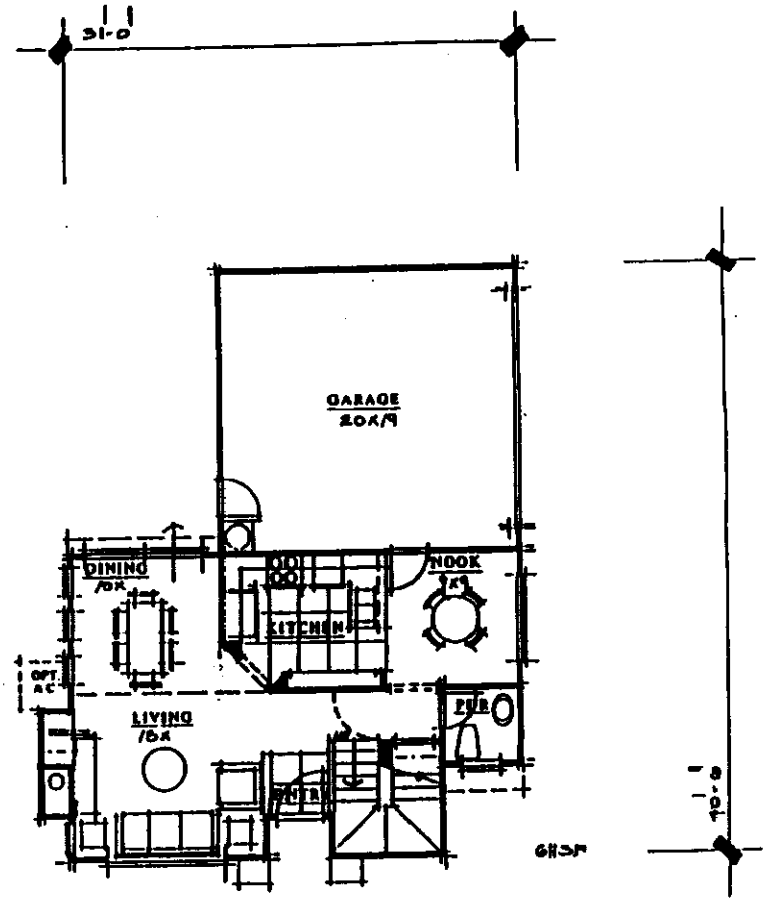
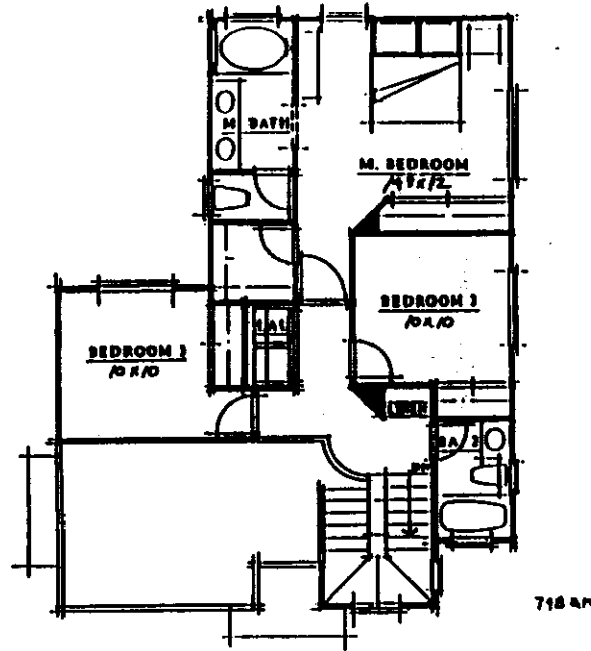
1157 SQ.FT.

PLAN I



PD 95008 (WILLHOIT)
EXHIBIT "D1" - FLOOR PLAN (PLAN I)

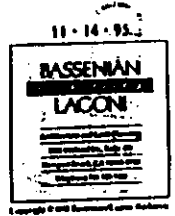
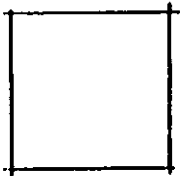
PD 95008 (WILLHOIT)
 EXHIBIT "D2" - FLOOR PLAN (PLAN 2)



PLAN 2
 1359 SQ. FT.

■ ESTRELLA ASSOCIATES ■
 PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"



CH-7

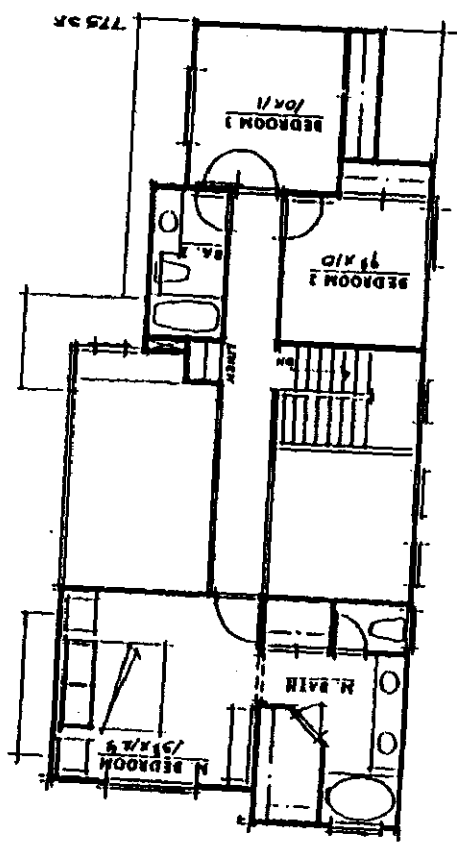
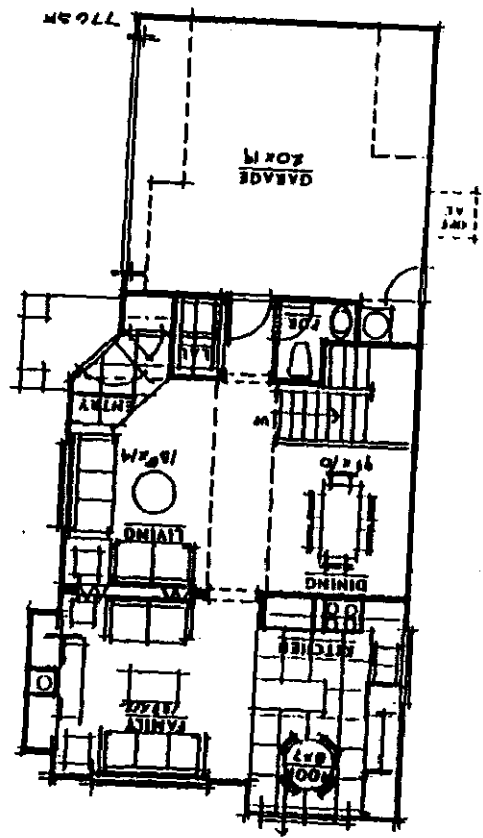
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 LACON
 11-14-77

SCALE 1/4" = 1'-0"

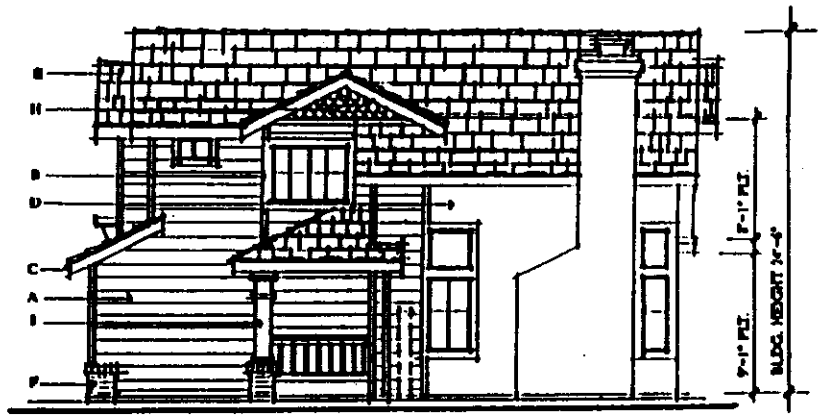
ESTRELLA ASSOCIATES ■ PASO ROBLES CLUSTER

1551 SQ. FT.

PLAN 3



D 95008 (WILHOIT) XHIBIT "D3" - FLOOR PLAN (PLAN 3)

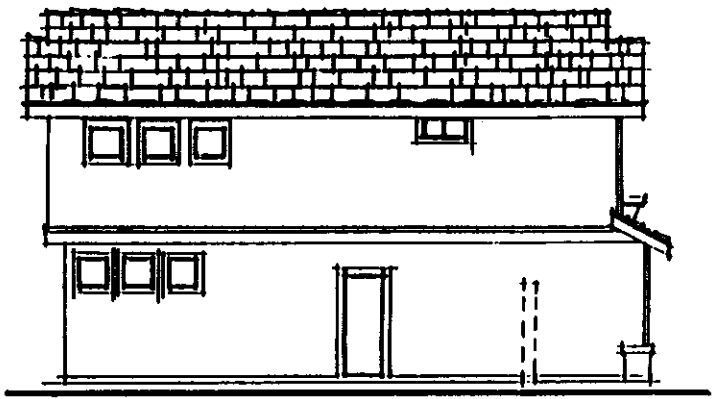


RIGHT ELEVATION

- A MASONITE SIDING
- B WOOD TRIM
- C WOOD FASCIA
- D STUCCO
- E COMPOSITION SHINGLE ROOF
- F BRICK
- G WOOD SHUTTERS
- H WOOD PLAN ON DETAIL
- I WOOD BOX COLUMN



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN IA

■ ESTRELLA ASSOCIATES ■
 PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"

PD 95008 (WILLHOIT)
 EXHIBIT "E1" - BUILDING ELEVATIONS

DIVISION BUILDING

11-14-95

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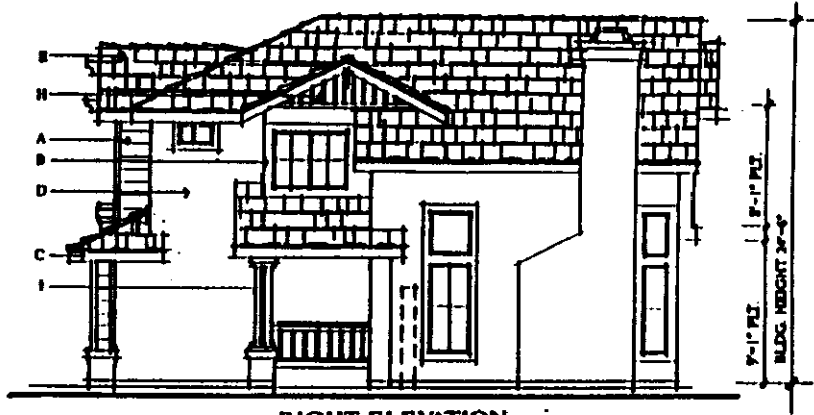
WHEREAS, at their meeting of February 12, 1996, after consideration of public testimony, the Commission adopted Resolution 96-012 to approve Planned Development 95008, and made findings as required by the City of Paso Robles Zoning Code, and

WHEREAS, on February 27, 1996, an application was filed in appeal of the Planning Commission's February 12, 1996 action to approve Planned Development 95008 and its associated applications, and

WHEREAS, a public hearing was conducted by the City Council on March 19, 1996, to consider facts as presented in the staff report prepared for this project, to accept public testimony regarding this proposed development plan, and to consider the action taken by the Planning Commission, 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 granting of this permit will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the City, based on the applicant's documented performance based approach to meeting the intent of the multiple family zone code requirements;
- 2) The proposed project maintains and enhances significant natural resources on the site, by preserving a maximum number of indigenous oak trees and by incorporating two mature oak trees into shared recreational park areas of the project;
- 3) The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area, by providing adequate setback and wall/landscaping treatment adjacent to single family residential developments to the east and south and by providing a transitional residential design between the multiple family residential properties to the north and the lower density single family residential to the south;
- 4) The proposed project's design, and the density of the developed portion of the site, is compatible with surrounding development and does not create a disharmonious or disruptive element to the neighborhood, and
- 5) The development would be consistent with the purpose and intent of this chapter through performance based design, and would not be contrary to the public's health, safety and welfare;
- 6) The finding that modification of standards of the Multiple Family zoning chapter will result in greater public benefit in this case is based in the following performance based achievements of the design:

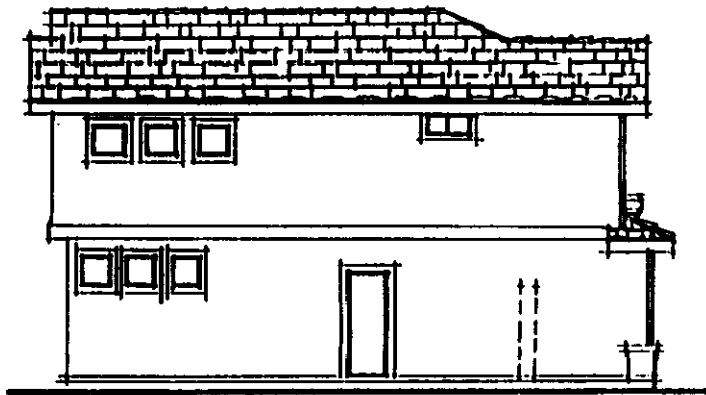


RIGHT ELEVATION

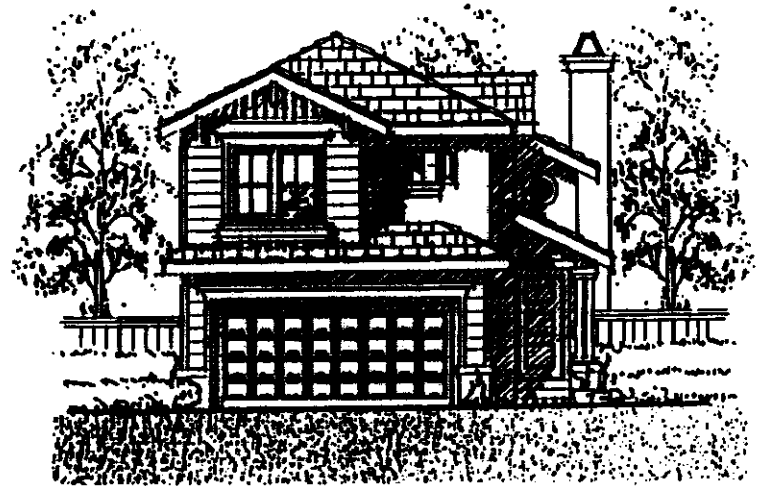
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- E COMPOSITION SHINGLE ROOF
- F BRICK
- U WOOD SHUTTERS
- H WOOD PLAN ON DETAIL
- I WOOD BOX COLUMN



REAR ELEVATION



LEFT ELEVATION

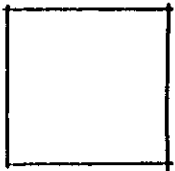


FRONT ELEVATION

PLAN 1B

ESTRELLA ASSOCIATES
PASO ROBLES CLUSTER

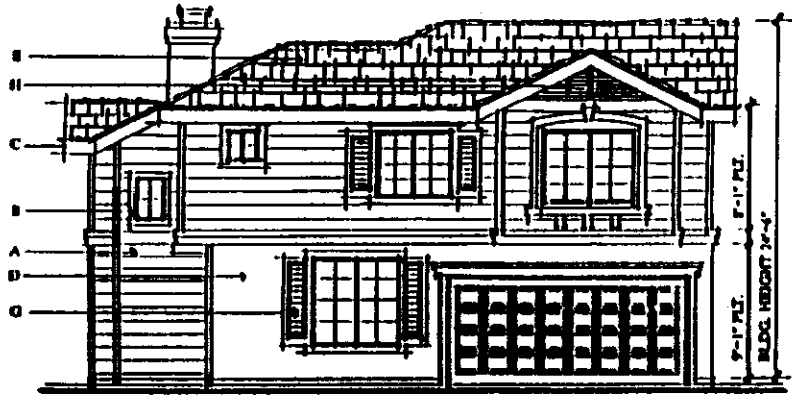
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PD 95008 (WILLHOIT)
EXHIBIT "E2" - BUILDING ELEVATIONS

64-9

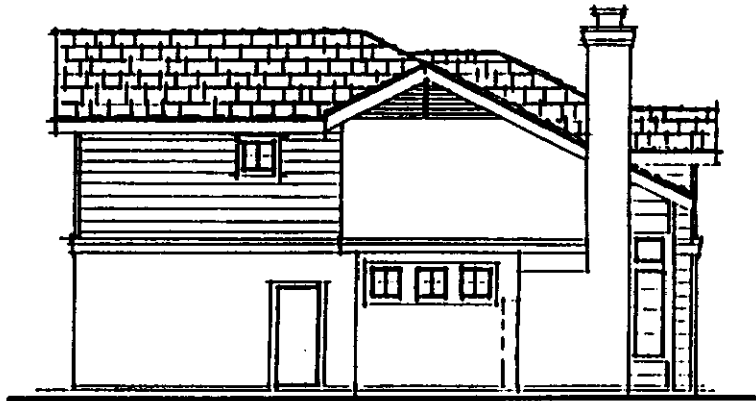


RIGHT ELEVATION

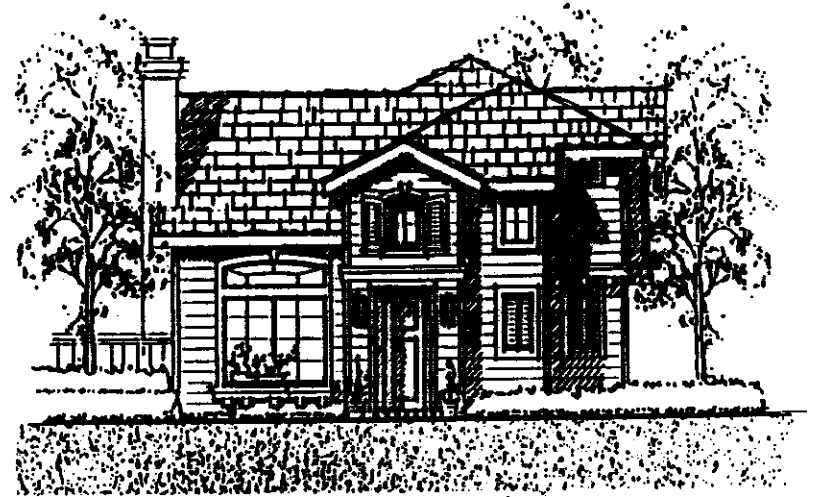
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- G WOOD SHUTTERS
- H WOOD PLAN ON DETAIL



REAR ELEVATION



LEFT ELEVATION

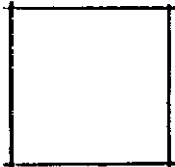


FRONT ELEVATION

PLAN 2A

■ ESTRELLA ASSOCIATES ■
PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"



DIVISION BUILDING

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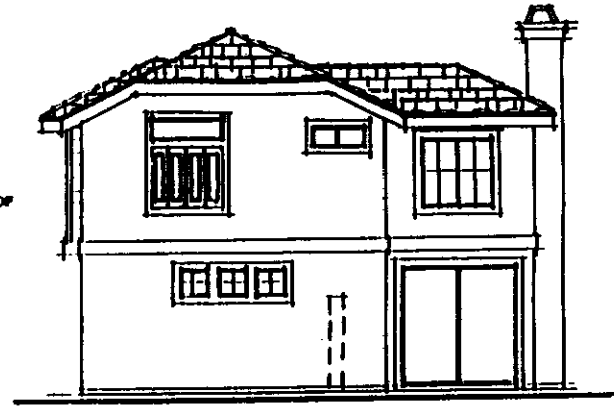
6/11/99

PD 95008 (WILLHOIT)
EXHIBIT "E3" - BUILDING ELEVATIONS

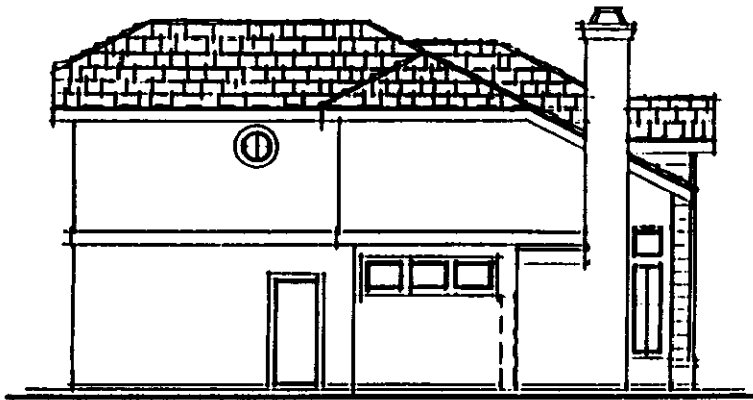


RIGHT ELEVATION

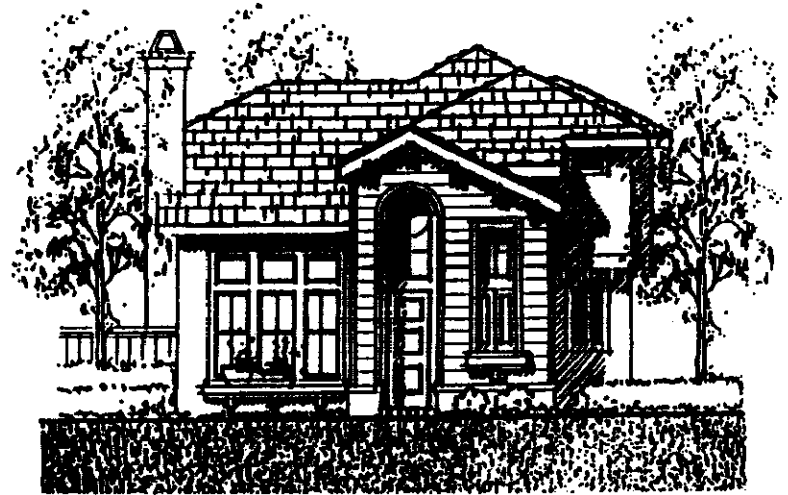
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- H WOOD PLAN ON DETAIL



REAR ELEVATION



LEFT ELEVATION



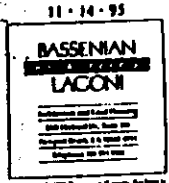
FRONT ELEVATION

PLAN 2B

■ ESTRELLA ASSOCIATES ■
PASO ROBLES CLUSTER

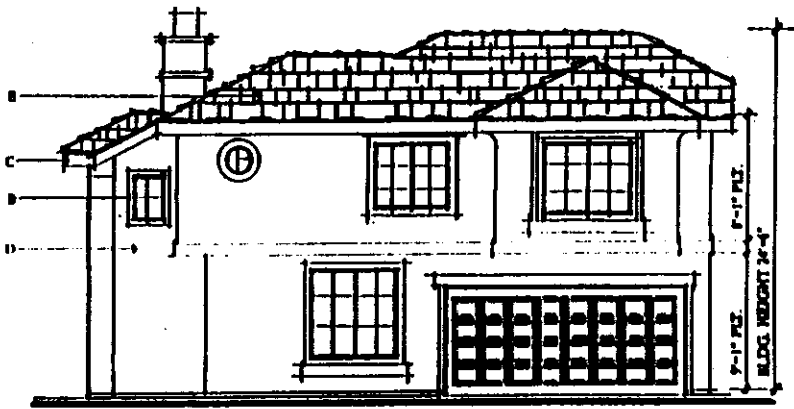
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SIGNED
10/21/95



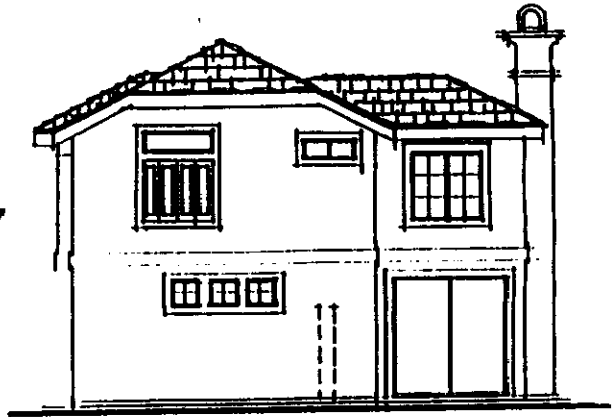
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PD 95008 (WILLHOIT)
EXHIBIT "E4" - BUILDING ELEVATIONS

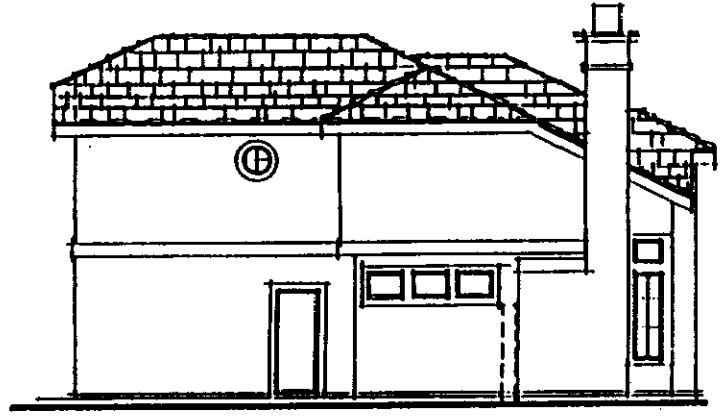


RIGHT ELEVATION

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- B WOOD TRIM
- C WOOD FASCIA
- D STUCCO
- E COMPOSITION SHINGLE ROOF
- F BRICK
- G WIND SHUTTERS
- H WOOD PLAN ON DETAIL



REAR ELEVATION



LEFT ELEVATION

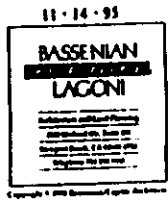


FRONT ELEVATION

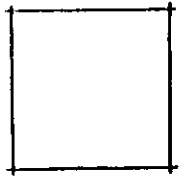
PLAN 2C

ESTRELLA ASSOCIATES
PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"

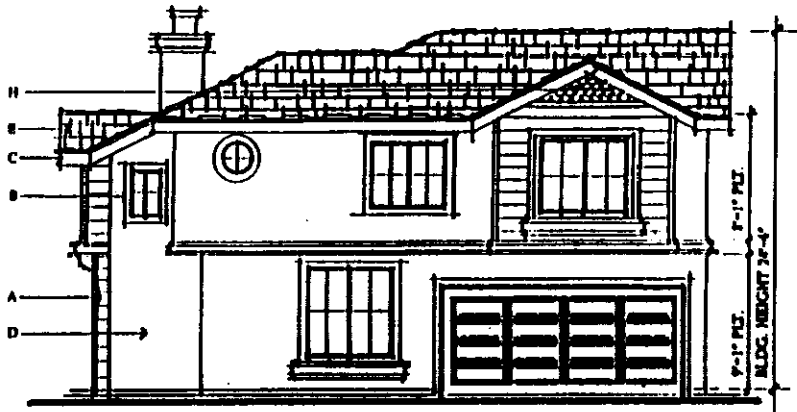


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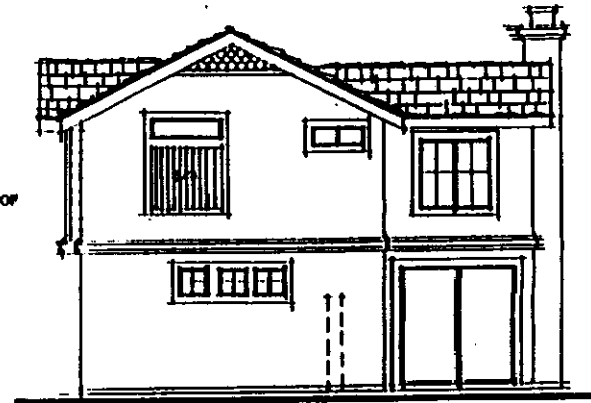
E-416

PD 95008 (WILLHOIT)
EXHIBIT "E5" - BUILDING ELEVATIONS

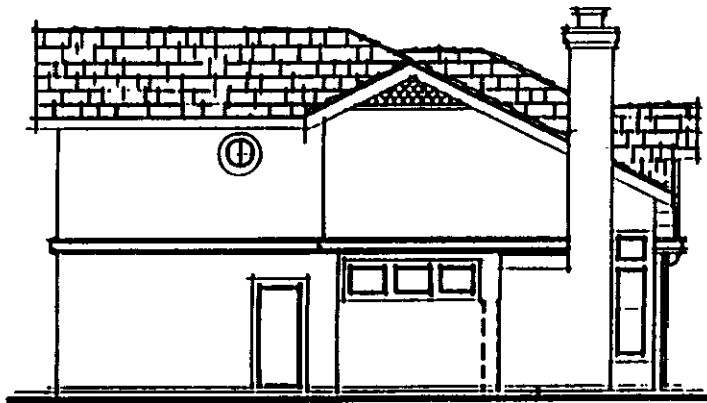


RIGHT ELEVATION

- A MASONRY SIDING
- B WOOD TRIM
- C WOOD FASCIA
- D STUCCO
- E COMPOSITION SHINGLE ROOF
- F BRICK
- G WOOD SHUTTERS
- H WOOD FLAN ON DETAIL



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 2D

ESTRELLA ASSOCIATES
PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"

RECEIVED
 11/15/08
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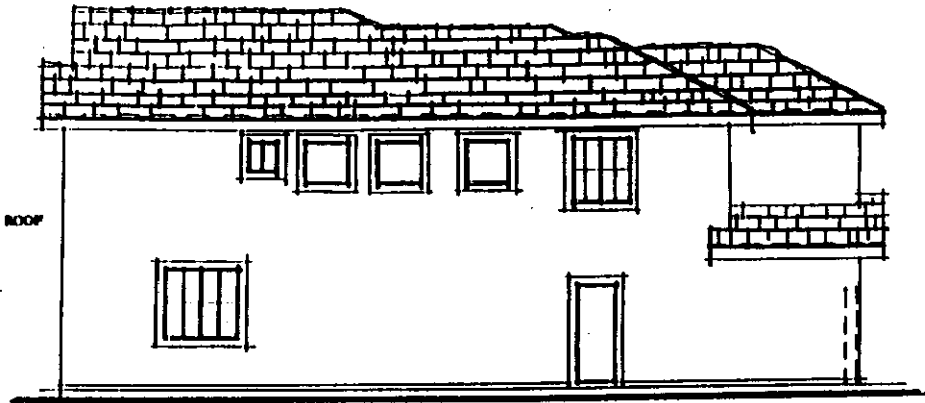
PD 95008 (WILLHOIT)
EXHIBIT "E6" - BUILDING ELEVATIONS

LH-7

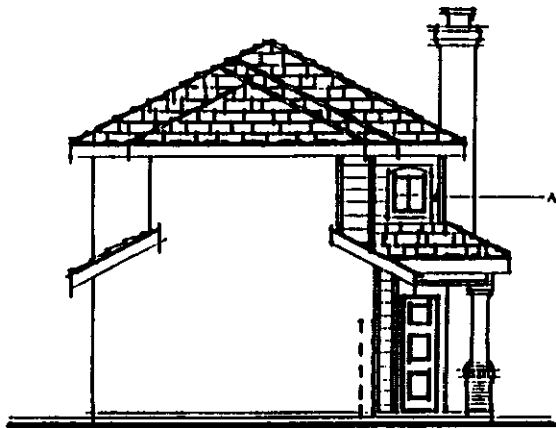


RIGHT ELEVATION

- A MASONITE SIDING
- B WOOD TRIM
- C WOOD FASCIA
- D STUCCO
- E COMPOSITION SHINGLE ROOF
- F BRICK
- G WOOD SHUTTERS
- H WOOD PANEL ON DETAIL
- I WOOD BOX COLUMN



REAR ELEVATION



LEFT ELEVATION

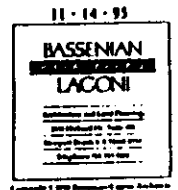


FRONT ELEVATION

PLAN 3A

■ ESTRELLA ASSOCIATES ■
PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"



PD 95008 (WILLHOIT)
EXHIBIT "E7" - BUILDING ELEVATIONS

842

FILE: PLANNED DEVELOPMENT 95008
APPLICATION: Review and comment on 90 unit residential development plan and draft conditions
APPLICANT: Dick Willhoit
LOCATION: 2000 Creston Road

ACTION: The Committee reviewed and discussed written analysis and recommendations regarding the project from both Engineering and Planning staff. The applicant submitted an arborist report and his arborist, Jack Brazeal, answered questions posed by City staff and Committee members. After discussion of the range of options and recommendations regarding both design and technical issues, the consensus of the Committee remained that there should be an alternative to staff's position of redesign and/or denial of the project presented to Commission at their meeting of February 12, 1996.

The Committee had the following comments and recommendations for full Planning Commission consideration if they were to approve an option of approval:

- a) The mitigation measures contained in the arborist report, dated January 28, 1996, should be incorporated as a condition of the development, or other measures as may be recommended by the Public Works Director;
- b) The applicant should be prepared to present specific information at or prior to the Planning Commission meeting to show the extent of retaining walls necessary if the project were designed with lots draining to the public street. This information was seen as being necessary in order for the Commission to properly consider the appropriateness of the rear lot drainage alternative. A desire was also expressed for the applicant to provide suggested wording of the CC&Rs which would tie-down the responsibility of rear lot drainage swale maintenance by the Home Owner's Association.
- c) The Committee consensus was that Beechwood Drive should be extended through to the north as a vehicular connection, subject to full Planning Commission consideration.
- d) There was general consensus on the set of planning/design conditions, with some modifications being made to clarify the intent of certain conditions and the addition of: 1) requirement to find design solution to avoid the

DRAFT DRC MINUTES FROM JANUARY 30, 1996

Pl. of 2

6-49

accumulation of nuisance water within the recreational areas and the Creston Road detention basin; 2) the requirement for all rear yard trees (in the vicinity of the project's boundaries) to be planted by the applicant with phase one improvements.

The Committee consensus was for the project to move forward to the full Planning Commission on February 12, 1996, for consideration and action, with the full range of action alternatives, including the potential of approval.

The Committee adjourned to their next regular meeting.

Public Testimony: In favor: John Cromwell - spoke and submitted a letter to the Planning Commission for the public record.

Against: None

Closed Public Hearing.

Action: A motion was made by Commissioner Banakis, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Warnke absent) to approve Negative Declaration status for Environmental Impact Statement 96001.

C. TRACT 2214/PLANNED DEVELOPMENT 95008
Subdivide and develop a multiple family parcel into 90 residential units.

Commissioner Warnke assumed her seat at 7:50 pm.

Commissioner Steinbeck discussed a potential conflict of interest.

Commissioner Steinbeck stepped down.

Opened Public Hearing.

Public Testimony: In favor: Scott Adams
Larry Werner
Steve Caminiti
Dick Willhoit
Mark Borjan
Jim Wilcox

Against (with current road design):

Bob Flynn
Charles Lagle
Rod Tyler
Harry Webb
Rob Lyle
David Hicks
Charles Loomis
Charles Lagle (spoke again)

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 5-1 (Commissioner Finigan dissenting, Commissioner Steinbeck abstaining), to adopt Negative Declaration status with mitigating conditions as noted/ amended in the Planned Development and Tract resolutions.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 5-1 (Commissioner Finigan dissenting, Commissioner Steinbeck abstaining), to approve Planned Development 95008 with the following condition modifications:

Condition #13. Modified to allow hydroseeding of turf areas in off-winter months subject to staff approval of a maintenance standard.

Condition #23. Modified to eliminate prohibition of sign in public right-of-way, subject to maintenance by the homeowner's association.

Condition #31. Added to require a minimum of 243 parking spaces for the project and for those spaces to be verified by the applicant by providing an on-street parking plan for review and approval by the City Engineer.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Steinbeck abstaining), to grant tentative map approval with changes as follows:

Standard Conditions:

Confirmed that Attachment "A" (standard conditions) were the same as handwritten pages 16 through 19 of the agenda report.

Streets:

Condition #10. To make a determination that the Teak & Beechwood connections to the north were no longer needed for circulation and to allow for closure as proposed by the applicant.

Drainage:

Condition #11. To require the developer to make adjustments to the drainage plan, where feasible, such that lots will drain to a public street.

Oaks:

Condition #12. To require that the applicant comply with the findings and recommendations contained in the arborist report dated January 28, 1996, with the additional requirement that all trenching and grading work in the dripline of the trees to be protected, be done by hand.

Commissioner Steinbeck reassumed his seat.

**D. CONDITIONAL USE PERMIT 88011 AMENDMENT
Relocate an existing sand stockpile adjacent to the Salinas River.**

Opened Public Hearing.

Public Testimony: No public testimony given, for or against.

- a) Open Space Areas: The private recreational (yard) areas, provided at a minimum of 400 square feet for each unit, exceed the multiple family code minimum in exchange for a reduction in the number of tot lots and "other" shared/common recreational areas;
- b) Front Yard Setbacks: The ten (10) foot setback provided, is in exchange for all the dwelling units being designed so that their garages will not face the public street, and instead, architecturally enhanced porch features face the public street.
- c) Building Separations: The minimum of ten (10) feet of building separation between residential units that have bedroom and/or other windows opening toward one another, are acceptable in this case based on the windows either: 1) being staggered so as to not face directly into each other, 2) being separated by a 6 foot high wooden privacy fence, and 3) having tree planting required between units to enhance privacy.
- d) Parking Spaces: The provision of two car garages for each unit is appropriate in this case based on the units functioning more similarly to single family residential units, and the on-street parking along Stoney Creek will appropriately provide for visitor parking as in a single family residential subdivision design.
- e) Street Design: The curve radius (knuckle) at Beechwood Drive would accommodate the turning movements of auto and truck traffic and be an adequate alternative street design meeting public safety needs. Additionally, in this case, the community/neighborhood connection through to areas to the north are adequately served in this case by the pedestrian connection provided.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby uphold the Planning Commission's action of February 12, 1996 and approves Planned Development 95008 subject to the following conditions:

STANDARD CONDITIONS:

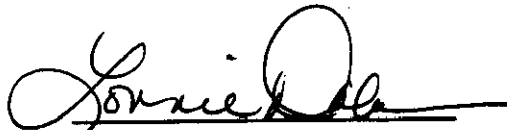
1. The applicant shall comply with all those standard conditions which are indicated on "Attachment A" to this Resolution.

**AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project APPEAL OF TRACT 2214 AND PLANNED DEVELOPMENT 95008 (WILLHOIT/HIX) for the meeting on MARCH 19, 1996 (CITY COUNCIL) mailed on this 6TH day of MARCH 1996

City of El Paso de Robles
Community Development Department
Planning Division

Signed:



Lonnie Dolan

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: COUNTRY NEWS-PRESS

Date of Publication: March 6, 1996


Meeting Date: March 19, 1996
(City Council)

Project: APPEAL OF TENTATIVE TRACT 2214

AND PLANNED DEVELOPMENT 95008 (WILLHOIT/HIX)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City of
El Paso de Robles, do hereby certify that this notice is a true
copy of a published legal newspaper notice for the above
named project.

Signed:


Lonnie Dolan

**NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider an Appeal, which has been filed by David Hix, of the Planning Commission's action to approve Tentative Tract 2214 and Planned Development 95008, a project proposed by Dick Willhoit. The Planning Commission approval would currently allow an approximate 9-1/2 acre multiple family residential parcel to be subdivided and developed into 90 residential dwellings. The project is located on the east side of Creston Road, south of Myrtlewood Drive (addressed as 2000 Creston Road).

The hearing on this appeal will take place in the City Library Conference Center, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 P.M. on March 19, 1996, at which time all interested parties may appear and be heard.

At this hearing, the City Council will consider the option of adopting a Draft Negative Declaration (statement that there will be no significant adverse effects) in accordance with the provisions of the California Environmental Quality Act (CEQA).

The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California between the date of publication of this notice and the date of the hearing.

Comments on the proposed project and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

If you challenge the Tentative Tract and Planned Development applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

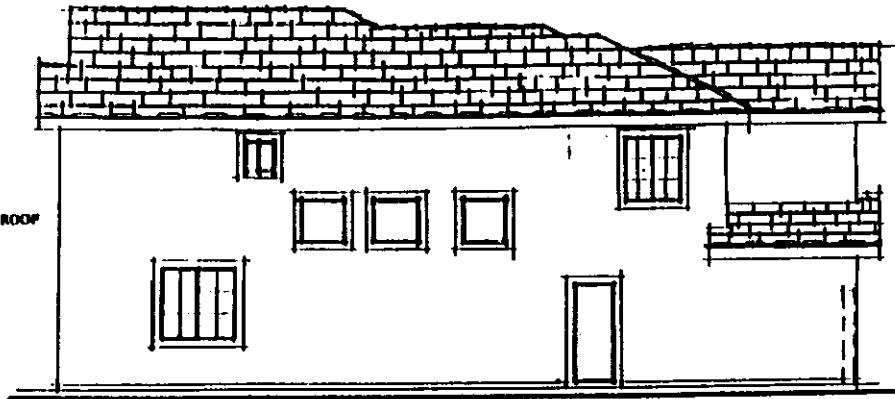
/s/ Meg Williamson, Principal Planner

Published 3/6/96
Legal #5716CMP

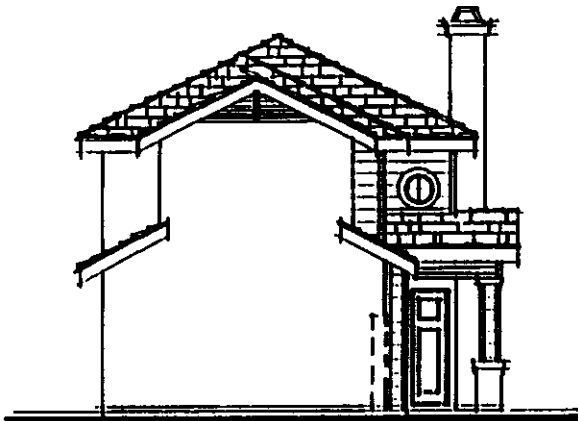


RIGHT ELEVATION

- A MASONITE SIDING
- B WOOD TRIM
- C WOOD FASCIATA
- D STUCCO
- E COMPOSITION SHINGLE ROOF
- F BRICK
- G WOOD SHUTTERS
- H WOOD FLAN ON DETAIL



REAR ELEVATION



LEFT ELEVATION

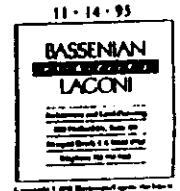


FRONT ELEVATION

PLAN 3B .

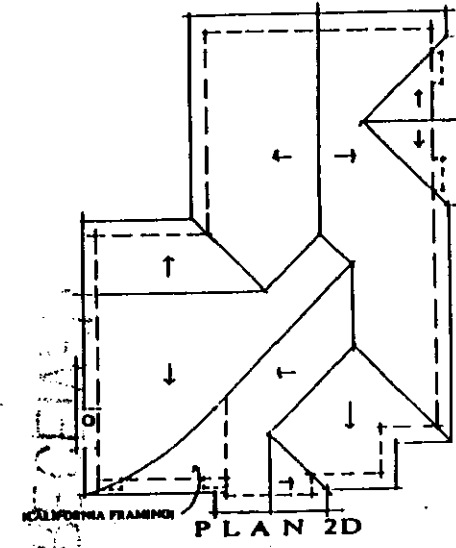
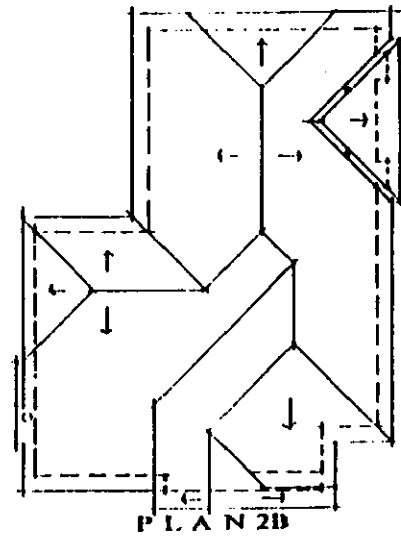
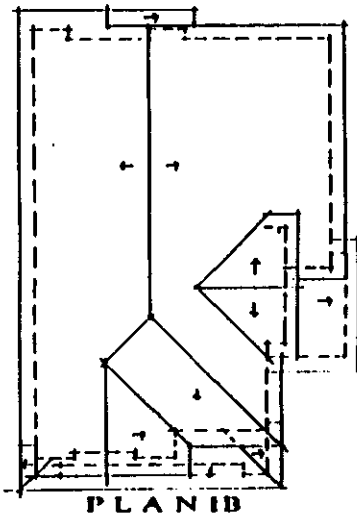
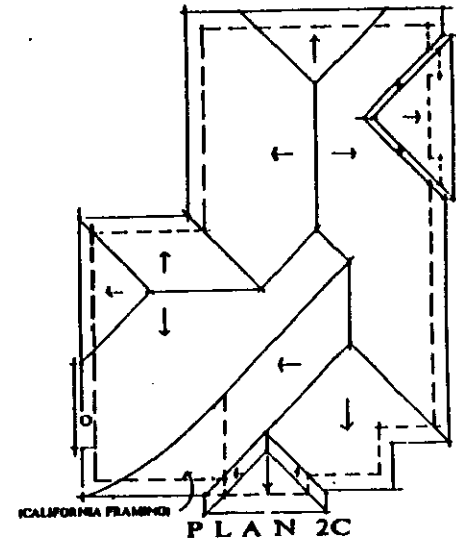
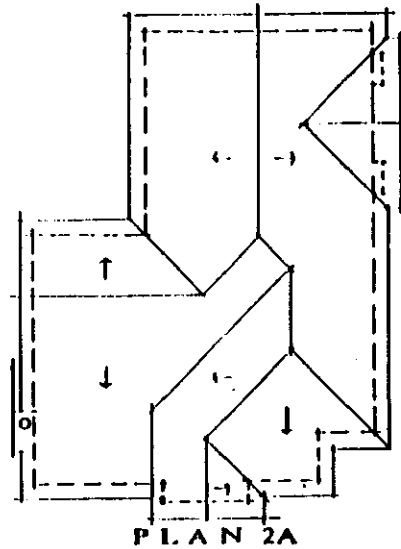
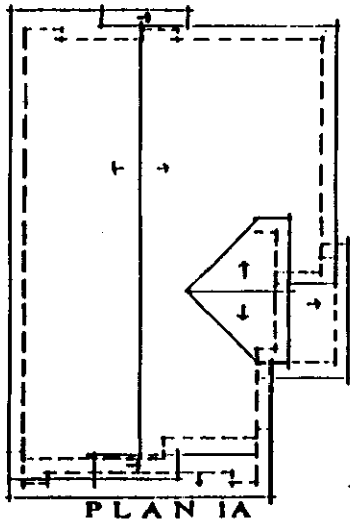
■ ESTRELLA ASSOCIATES ■
PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"

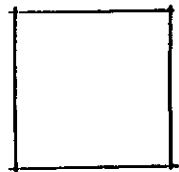


PD 95008 (WILLHOIT)
EXHIBIT "E8" - BUILDING ELEVATIONS

6-55



California
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■ ROOF PLANS ■
 SCALE: 3/16" = 1'-0"
ESTRELLA ASSOCIATES
 PASO ROBLES CLUSTER

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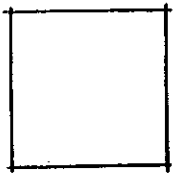
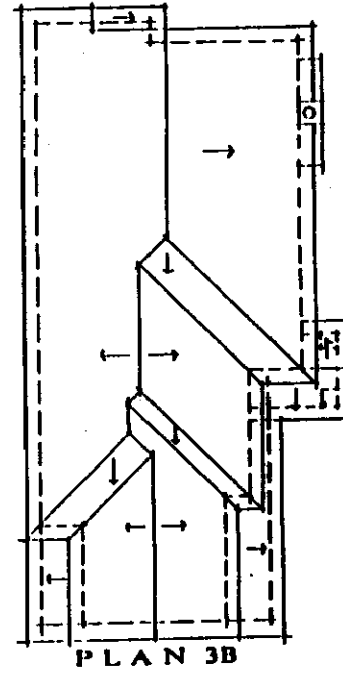
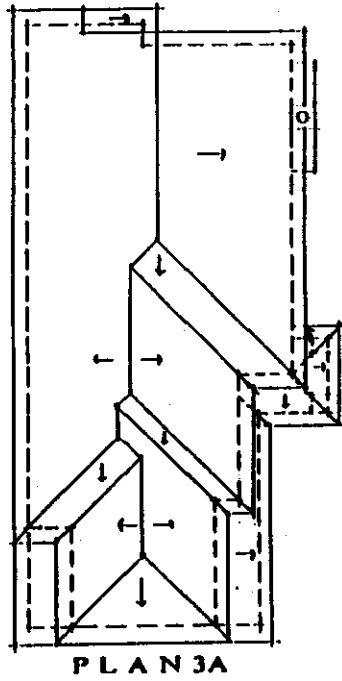
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LACONI

Architectural and Planning
 2000 Broadway, Suite 100
 Berkeley, CA 94704
 Telephone: 415.841.1100
 Fax: 415.841.1101
 Website: www.bassenian.com

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PD 95008 (WILLHOIT)
 EXHIBIT "F1" - ROOF PLANS

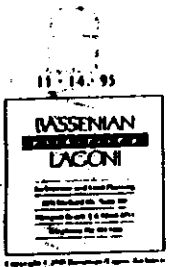
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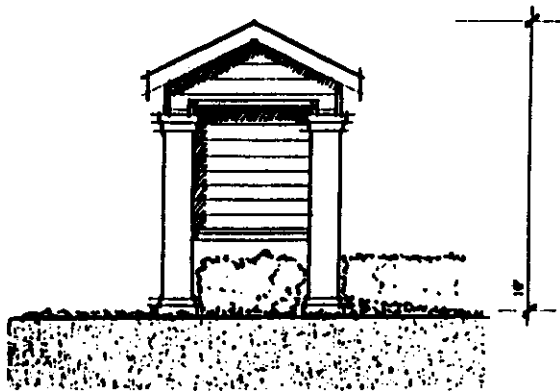
ROOF PLAN
 SCALE: 3/16" = 1'-0"
 ■ ESTRELLA ASSOCIATES ■
 PASO ROBLES CLUSTER

PD 95008 (WILLHOIT)
 EXHIBIT "F2" - ROOF PLANS

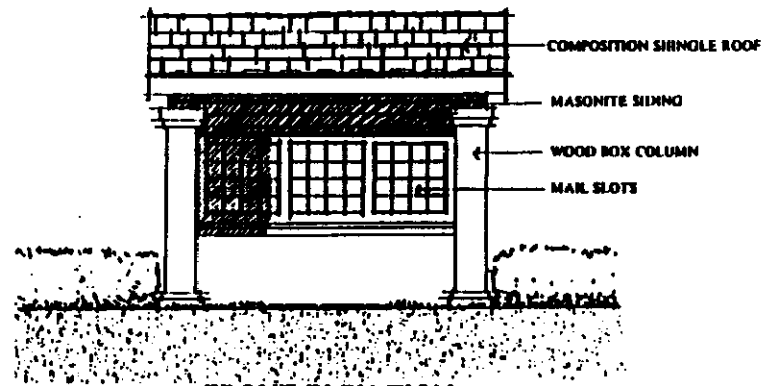
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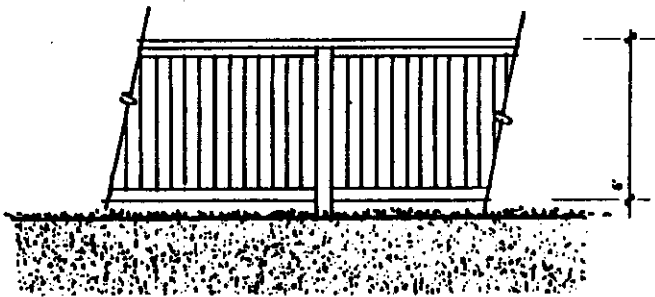
6-57



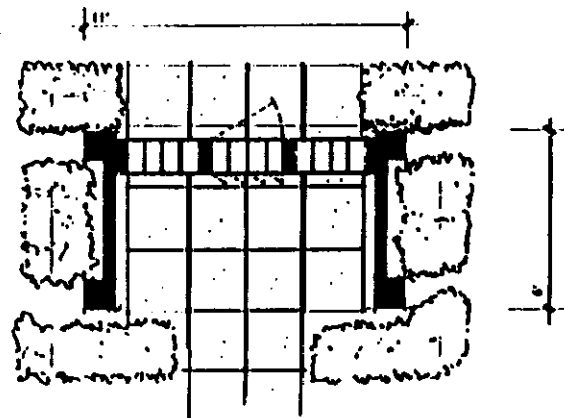
RIGHT ELEVATION
LEFT ELEVATION SIMILAR



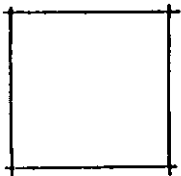
FRONT ELEVATION



WOOD FENCE



PLAN VIEW

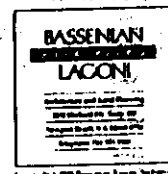


■ ESTRELLA ASSOCIATES ■
PASO ROBLES CLUSTER

SCALE: 1/2" = 1'-0"

PD 95008 (WILLHOIT)
EXHIBIT "G" - FENCE, MAILBOX AND PAVING
DETAILS

11 - 15 - 92

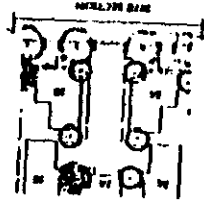


6-58

PD 95008 (WILHOIT)
EXHIBIT "H1" - STREETSCAPE RENDERING

SCALE: 1/4" = 1'-0"

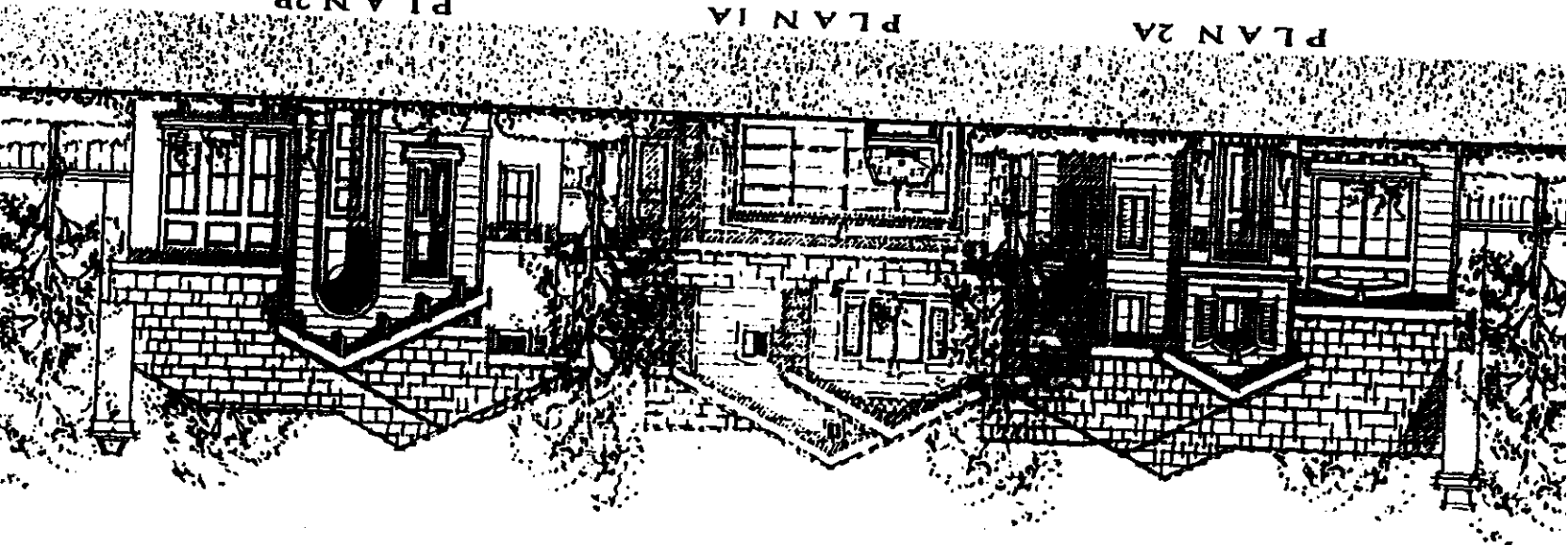
ESTRELLA ASSOCIATES ■
PASO ROBLES CLUSTER



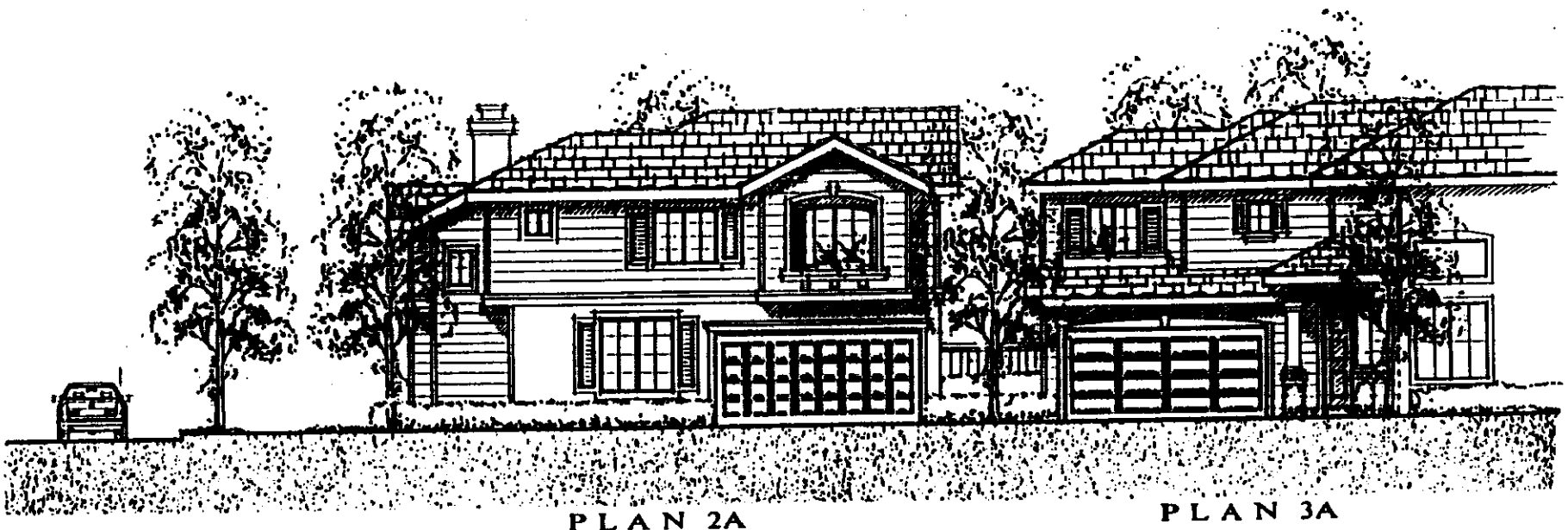
PLAN 2B

PLAN 1A

PLAN 2A

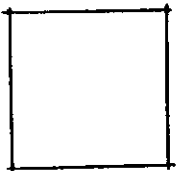
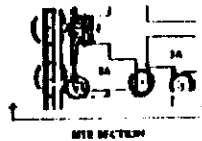


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PLAN 2A

PLAN 3A



■ ESTRELLA ASSOCIATES ■
PASO ROBLES CLUSTER

SCALE: 1/4" = 1'-0"



PD 95008 (WILLHOIT)
 EXHIBIT "H2" - STREETSCAPE RENDERING

6-100

SITE SPECIFIC CONDITIONS:

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A1	Site Plan/Lot Layout (Tract Map)
B	Preliminary Grading and Drainage Plan
C1-C3	Landscaping Plan/Cross Sections/Park Details*
D1-D3	Floor Plans
E1-E8	Building Elevations
F1-F2	Roof Plans
G	Fence, Mailbox and Decorative Paving Details
H1-H3	Street-scape Renderings
I	Color and Materials Boards*

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

3. All conditions contained within the resolutions approving Tentative Tract 2214 and the associated Negative Declaration for the project shall be complied with in a manner acceptable to the City of Paso Robles.
4. The maximum number of lots and units permitted within this subdivision/development plan shall be 90. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments) and no lots shall be permitted to be developed beyond one unit per recorded lot.
5. All residential units and fencing over 3 feet in height shall be set back a minimum of 20 feet from face of curb line (architectural porch pop-out/non-living area can be as close as 18 feet from curb line to foundation line as shown on the plans). All residential units shall be set back a minimum of 20 feet from the east, south and west property boundaries and 10 feet from the north.
6. The street section shall be designed and constructed with sidewalk separated from the curb by a 5 foot landscaped parkway as shown in the applicant's site and landscaping plan.

7. Creston Road, adjacent to the boundaries of this subdivision, shall be designated as a "no parking" area.
8. Decorative paving/pavers shall be utilized in the driveway approaches as shown on the site plan, with additional decorative paving (minimum of colored/scored concrete) to be used for all private driveway areas. Design and placement shall be subject to review and approval by the City Engineer and Planning staff.
9. Designated visitor parking areas shall not be used for storage of any kind (including RV and boat storage). The CC&Rs for the project shall prohibit such storage within this development, or alternatively design off street areas which can accommodate such storage. CC&Rs shall reserve and enforce use of visitor parking areas for visitors (no resident parking). Additionally, consistent with the applicant's description of the project, the CC&Rs shall establish a policy requiring residents and visitors to park their vehicles inside garages over night.
10. A six (6) foot high decorative privacy/sound wall shall be constructed along the Creston Road frontage with phase one development. The wall shall be designed in a manner to be approved by the DRC, and shall be required to incorporate design treatments which visually soften its appearance from Creston Road (e.g., decorative interlocking cribwall materials with planting pockets used for the retaining portion of the wall, or a planting strip to separate the retaining portion of the wall from the privacy portion). The combination of wall materials shall be complimentary and landscape materials appropriately chosen for their appearance and hardiness.
11. No oak trees approved for removal shall be removed until such time that an Oak Tree Removal Permit is obtained from the City Council and until grading permits have been issued for the project. Oak trees shall be replaced at a minimum ratio of two for every one tree removed (a minimum of 1-1/2 inch caliper trunk sizing). The placement of replacement oaks shall be shown on the final landscaping plan to be approved by the DRC.
12. Prior to recording the final map, the applicant shall submit a detailed landscaping plan which indicates specific species placement of all planting materials throughout the project. For those areas within the public right of way, the detailed planting plan shall be accompanied by a detailed irrigation plan, and both shall be subject to the approval of the Community Services Department.
13. All proposed grass/turf areas shall be sodded rather than hydroseeded during the winter season (defined as October 15th through April 15th). Outside of that season, hydroseeding shall be an option, provided an installation and maintenance standard is approved by City staff.
14. The applicant shall utilize a heavy weight, architectural quality composition roof shingle in order to provide the maximum level of visual depth and interest to the roofs in accordance with the color boards provided with the project submittal.

15. The architectural design elements, such as window mullions and trim shall be carried out around all sides of the building (four sided architectural detailing).
16. Yard areas shall be provided for units as depicted on the site, landscaping and tentative map plans. Any reduction in yard area space or elimination of yards would require approval by the DRC, who may determine whether additional common area should be provided as a result.
17. Lighting shall be designed so as to be shielded (directing light downward, rather than outward). All lighting located within the public right of way shall be maintained through a Benefit Maintenance District. All internal lighting shall be maintained, and monthly lighting costs the responsibility of the Home Owner's Association. Final details of the decorative poles proposed by the applicant (on-site) shall be subject to final review and approval by the DRC.
18. All lighting shall provide minimum illumination (which may affect spacing, fixture type and bulb type) in a manner to be approved by the City Engineer.
19. Screening vegetation (medium to fast growing trees) shall be installed along the southern property boundary as a continuation of the existing vegetative tree screen existing there now. The final planting material palette shall be subject to DRC review.
20. All perimeter trees (and associated planting as required by DRC), shall be planted with phase one construction. Additionally, phase one planting shall include all planting adjacent to Creston Road, and all parkway adjacent to Stoney Creek Drive.
21. Walls and fencing shall be installed, subject to design approval by the DRC, as follows:
 - a) North property boundary: An 8 foot high decorative masonry wall, to be designed with the intent of being a "good neighbor" wall (visibly attractive from both sides).
 - b) Southern property boundary: A six foot high wooden fence as shown on plan details.
 - c) Eastern property boundary: A six foot high wooden fence atop the retaining wall as shown on plan details.
 - d) Western project boundary: A minimum 6 foot high decorative masonry wall in conjunction with the detention basin retaining wall. This wall shall incorporate a decorative masonry cap feature and shall be designed in accordance with other applicable conditions of this resolution.
22. Where a fence or wall is located adjacent to an existing privacy fence, the applicant shall coordinate with the adjoining property owner to offer the replacement of the existing fence with the new one. In the event the adjoining property owner does not wish their fence to be

replaced with the new one, the applicant shall construct the fence/wall on the inside of the property line as necessary to maintain the existing fence situation (if that neighboring fence is located properly on the adjoining private property).

23. Project signage along Creston Road or within the project shall be reviewed and approved by the DRC and shall be maintained by the Home Owner's Association.
24. All conditions of environmental mitigation identified within the Negative Declaration granted for this project shall be implemented for this project.
25. The applicant shall plant minimum of 15 gallon trees between units where upstairs windows are closer than 20 feet and face one another. The tree planting locations shall be indicated as part of the final landscaping plans for the project, and shall be supported by a window placement exhibit which illustrates the relationship of unit windows to each other.
26. No detached or attached accessory structures may be established in the rear or side yards of these lots/units, unless a detailed plan for a master design (permissible for all units) is first approved by the DRC and can be shown to comply with applicable zoning and building code requirements and the findings of the resolution approving this Planned Development.
27. The CC&Rs for this project shall establish a minimum time of one (1) year in which rear yards (private areas) are landscaped .
28. The applicant shall propose design measures to avoid the collection of nuisance water within the shared recreational park areas and the detention basins adjacent to Creston Road. Said design shall be subject to review and approval by the Engineering and Planning staff.
29. The shared recreational area on the south side of Stoney Creek Drive shall be fully improved in conjunction with Phase one development. There shared recreational area on the north side of Stoney Creek Drive shall be fully improved in conjunction with Phase three development.
30. The phasing of the construction of dwelling units and amenities shall either comply with the approved phasing plan as shown in Exhibit A and within the Applicant's Development Statement, or the applicant may in the future submit phasing revisions which shall be subject to City staff review. Staff determination on the appropriateness of the phasing revisions shall be based on the ability for that particular phase to "stand alone" and/or contribute as necessary to orderly development of this project and the surrounding area. A staff approval of new phasing could include additional development conditions than adopted within this resolution to meet the above stated intent, but could not require less without modification to the PD approval. A staff determination on phasing revisions would be appealable to the Planning Commission.

31. In the event that Beechwood is not required to connect through to the northern boundary of the project, "A" street as shown on the applicant's plans shall be named Stoney Creek Drive, with the stipulation that all units shall be addressed off of Stoney Creek Drive.
32. A minimum of 243 parking spaces shall be provided for the project (combined garage, on-site visitor spaces and on-street parallel spaces). The applicant shall submit a plan showing on-street parking which shall be subject to City Engineer review and approval for public safety design. If on-street parking drops to a level where the combined total is less than 243 spaces, alternative on-site visitor parking shall be designed into the project subject to DRC approval.

PASSED AND ADOPTED THIS 19th day of March, 1996 by the following Roll Call Vote:

AYES: Heggarty, Iversen, Martin, Picanco

NOES: None

ABSTAIN: Macklin

ABSENT: None


MAYOR WALTER J. MACKLIN

ATTEST:



RICHARD J. RAMIREZ, CITY MANAGER/CITY CLERK

**EXHIBIT A - STANDARD CONDITIONS
CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: _____ TRACT 2214 AND PLANNED DEVELOPMENT 95008 _____

APPROVING BODY: _____ CITY COUNCIL _____

DATE OF APPROVAL: _____ MARCH 19, 1996 _____

APPLICANT: _____ RICHARD WILLHOIT _____

LOCATION: _____ 2000 CRESTON ROAD _____

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS:

- 1. This project approval shall expire on 2-12-98 unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- _____ 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- _____ 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.

(Adopted by Planning Commission Resolution 94-038)