

RESOLUTION NO: 96-54
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 96002
(LAURENT AND LAURIE GRANGIEN)
APN: 09-081-34

WHEREAS, Laurent and Laurie Grangien have filed Conditional Use Permit 96002 to establish a sit-down restaurant within the first floor level of an existing residence and licensed bed and breakfast establishment located at 1039 Chestnut Street, and

WHEREAS, the General Plan Land Use Designation and Zoning for this property was established as Office Professional (OP) in 1995 by the City Council, and

WHEREAS, the OP zoning district conditionally permits restaurants, and

WHEREAS, a public hearing was conducted by the Planning Commission on March 11, 1996 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, on March 11, 1996, the Planning Commission adopted resolution 96-018 granting approval to the use permit request for the sit-down restaurant, and

WHEREAS, on March 27, 1996 an appeal was filed by Jim deBrauwere, and others, of the Planning Commission's approval of the sit-down restaurant, and

WHEREAS, on April 16, 1996 and May 7, 1996, public hearings were conducted by the City Council to consider facts as presented in the staff report prepared for this project, the appellants written arguments, and to accept public testimony regarding this project proposal and its appeal, and

WHEREAS, the applicant is proposing to install a circular driveway to provide turn around capability for vehicles accessing the restaurant from Chestnut Street, and a new paved parking area to be accessed from 11th Street with pedestrian connection to the restaurant facility, and

WHEREAS, the applicant is proposing to install new landscaping, and shielded lighting to enhance the on-site grading improvements which will occur in conjunction with development of new parking for the restaurant, and

RIMC CODE:	Community Development Department
DATE:	May 7, 1996
FILE PLAN/GE CAT.:	Current Planning/Conditional Use Permits
SUBJECT:	Conditional Use Permit 96002 (Grangien Restaurant) Final CC resolution
LOCATION:	Development Services File Room
RETENTION:	Permanent

XI. STANDARD ENGINEERING CONDITIONS:

PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

APPLICANT: LAURENT AND LAURIE GRANGIEN

PREPARED BY: DITAS ESPERANZA

REPRESENTATIVE: TED WEBER

PROJECT: CUP 96-002 TO PLANNING:

All conditions marked are applicable to the above referenced project for the phase indicated.

D. PRIOR TO ANY PLAN CHECK:

X 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

_____ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.

_____ 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".

X 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be

removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.

- 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/retention if adequate disposal facilities are not available, as determined by the City Engineer.
- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. 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. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.

(Adopted by Planning Commission Resolution 94-038)

X 6. The owner shall improve the following street(s) to the standard indicated:

CHESTNUT	LOCAL	A-6
Street Name	City Standard	Std. Dwg. No.
<u>11th STREET</u>	<u>HILLSIDE</u>	<u>A-9</u>
Street Name	City Standard	Std. Dwg. No.

Drawing No.	Street Name	City Standard	Standard
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 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- a. Public Utilities Easement;
- b. Water Line Easement;
- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils 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 in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- X 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- X 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.

(Adopted by Planning Commission Resolution 94-038)

- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of

(Adopted by Planning Commission Resolution 94-038)

rough grading to support hydroseeding and landscaping.
All slope areas shall be protected against erosion by hydroseeding or landscaping.

- X 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- X 8. When the project 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 replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).
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 rather than trenching may be required on newly constructed or heavily traveled City streets.
10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended

(Adopted by Planning Commission Resolution 94-038)

to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.

- _____ 11. 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 video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- X 12. A blackline clear Mylar (0.4 MIL) copy and a blue line print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- X 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

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(Adopted by Planning Commission Resolution 94-038)

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

I. GENERAL CONDITIONS

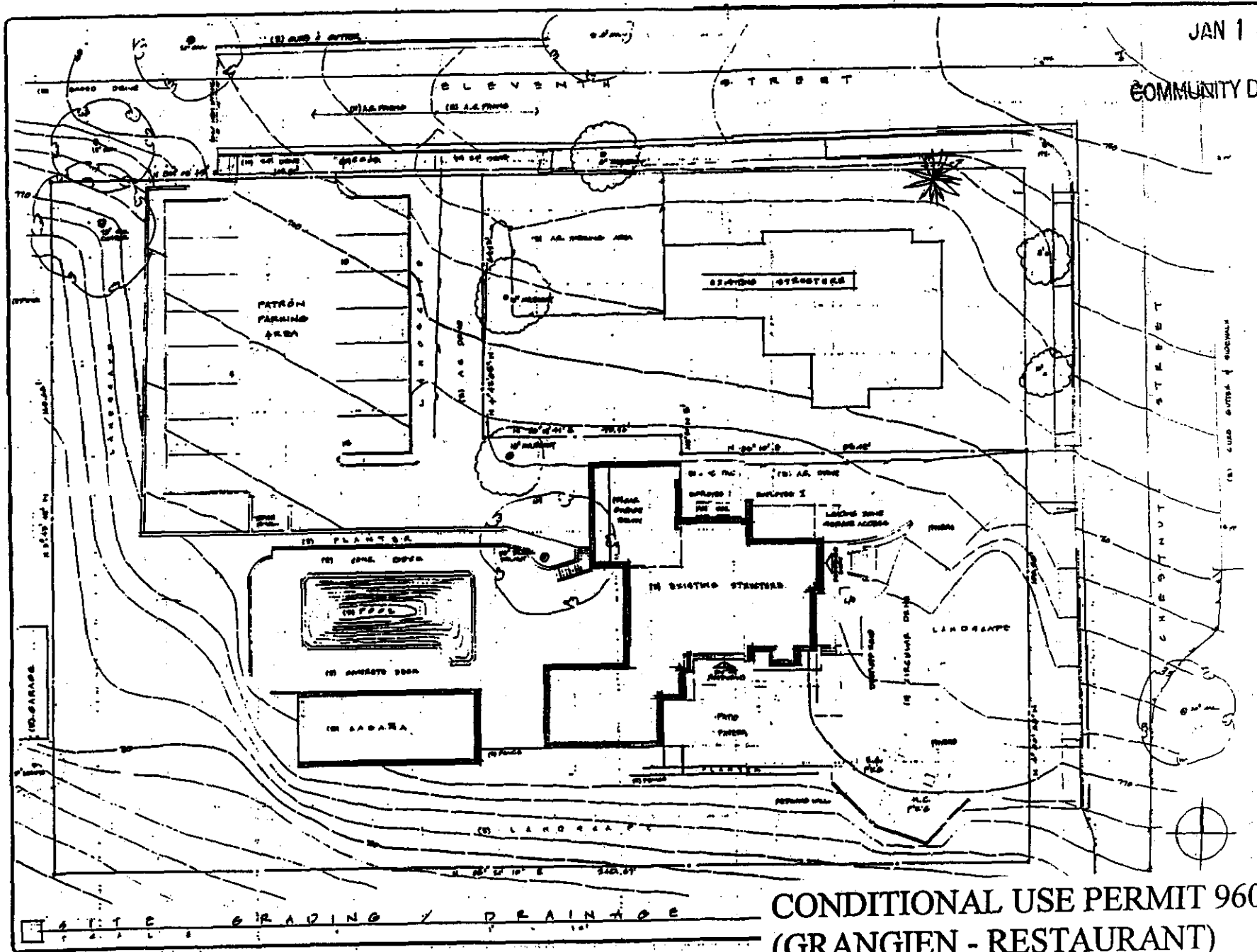
1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the 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.

(Adopted by Planning Commission Resolution 94-038)

RECEIVED

JAN 18 1996

COMMUNITY DEVELOPMENT



THEODORE L. WICK
 LAND SURVEYOR
 1017 CHESTNUT STREET
 PHILADELPHIA, PA 19107
 A RECUKANT FOR
 MR. & MRS. GRANGIEN
 1017 CHESTNUT STREET
 PHILADELPHIA, PA 19107
 DATE: JAN 16 1996
 SHEET NO. 12/12

CONDITIONAL USE PERMIT 96002
(GRANGIEN - RESTAURANT)

EXHIBIT "B" - SITE PLAN

RECEIVED

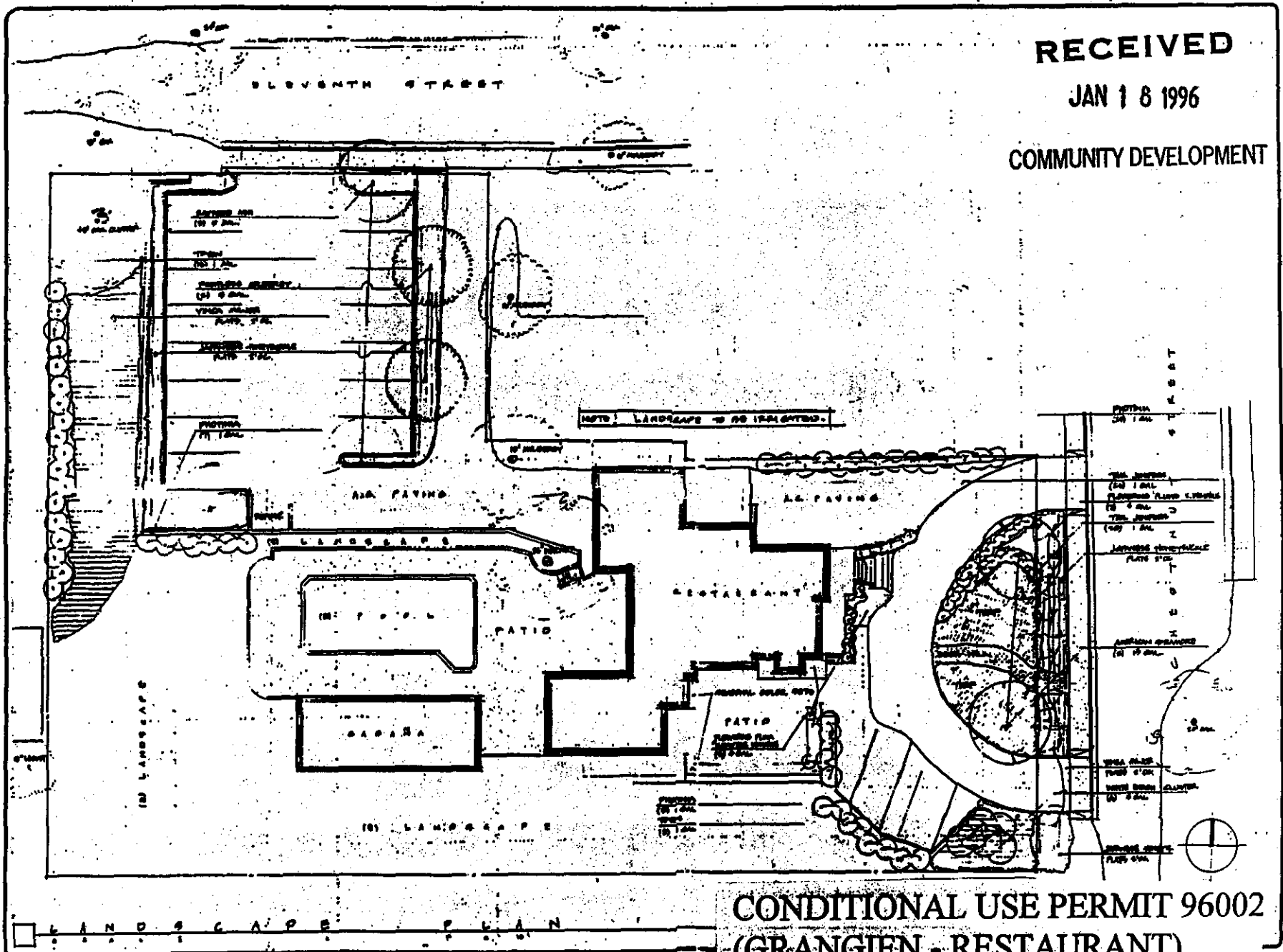
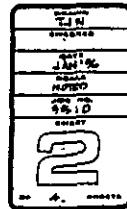
JAN 18 1996

COMMUNITY DEVELOPMENT



THEODORE L. FENER
 ARCHITECT

A RESTAURANT FOR
 MR. & MRS. GRANGIEN
 1039 CH. 11 STREET
 PASO ROBLES, CAL.



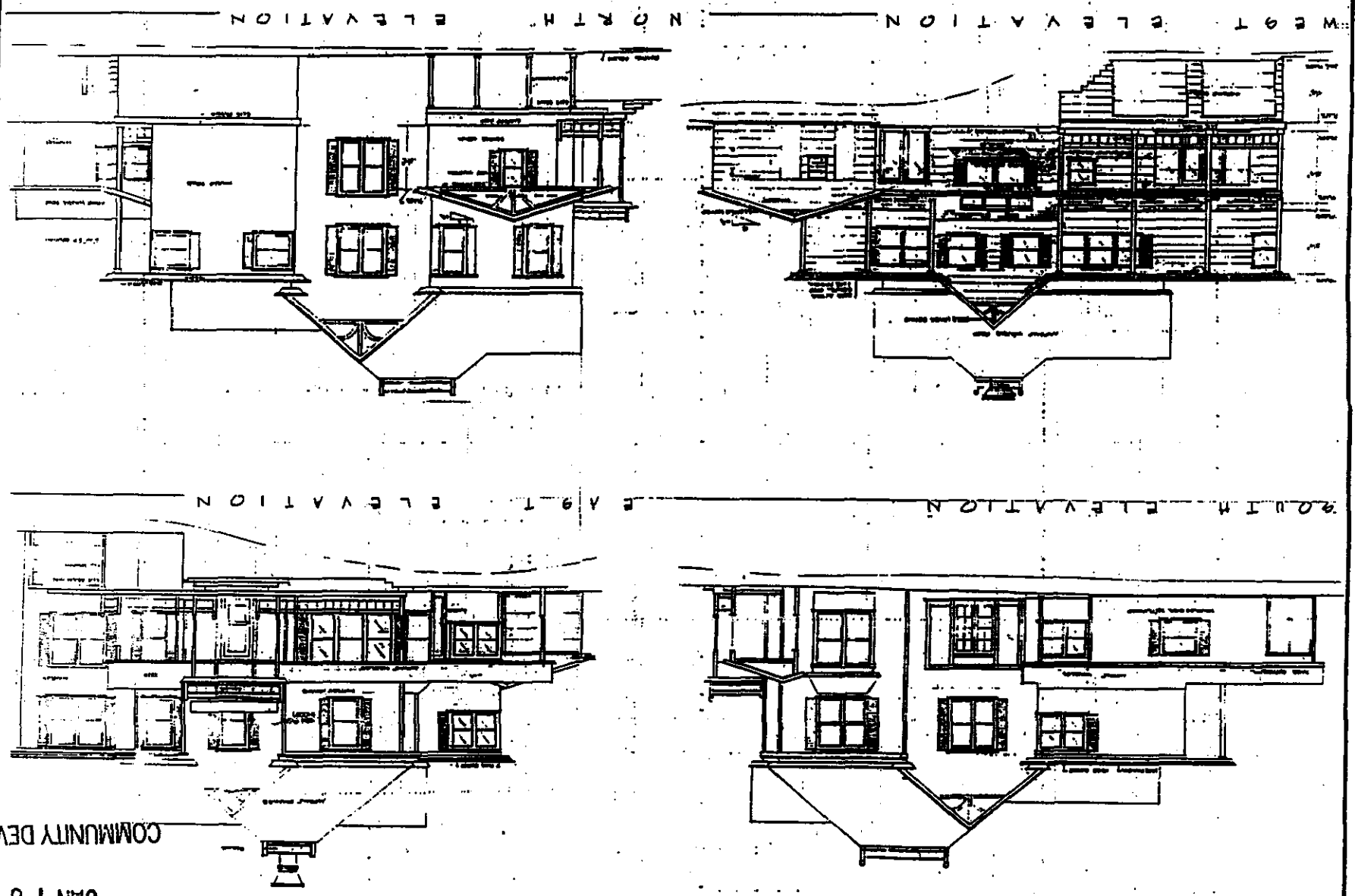
CONDITIONAL USE PERMIT 96002
 (GRANGIEN - RESTAURANT)

EXHIBIT "C" - LANDSCAPE PLAN

EXHIBIT "D" - BUILDING ELEVATIONS

CONDITIONAL USE PERMIT 96002
 (GRANGIEN - RESTAURANT)

EXHIBIT "D" - BUILDING ELEVATIONS



DATE	
SCALE	
PROJECT	

RESTAURANT FOR
 MR. & MRS. GRANGIEN
 1029 CHILIT STREET
 PAGO PAGO, SA. CALL



COMMUNITY DEVELOPMENT

JAN 18 1996

RECEIVED

WHEREAS, a new trash enclosure will be installed with screening doors and trash pick-up scheduled for a minimum of 3 times a week, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the City Council finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, and

WHEREAS, the proposed site down restaurant is consistent with the adopted development standards which apply to the Office Professional Overlay District in which this project site is located, and

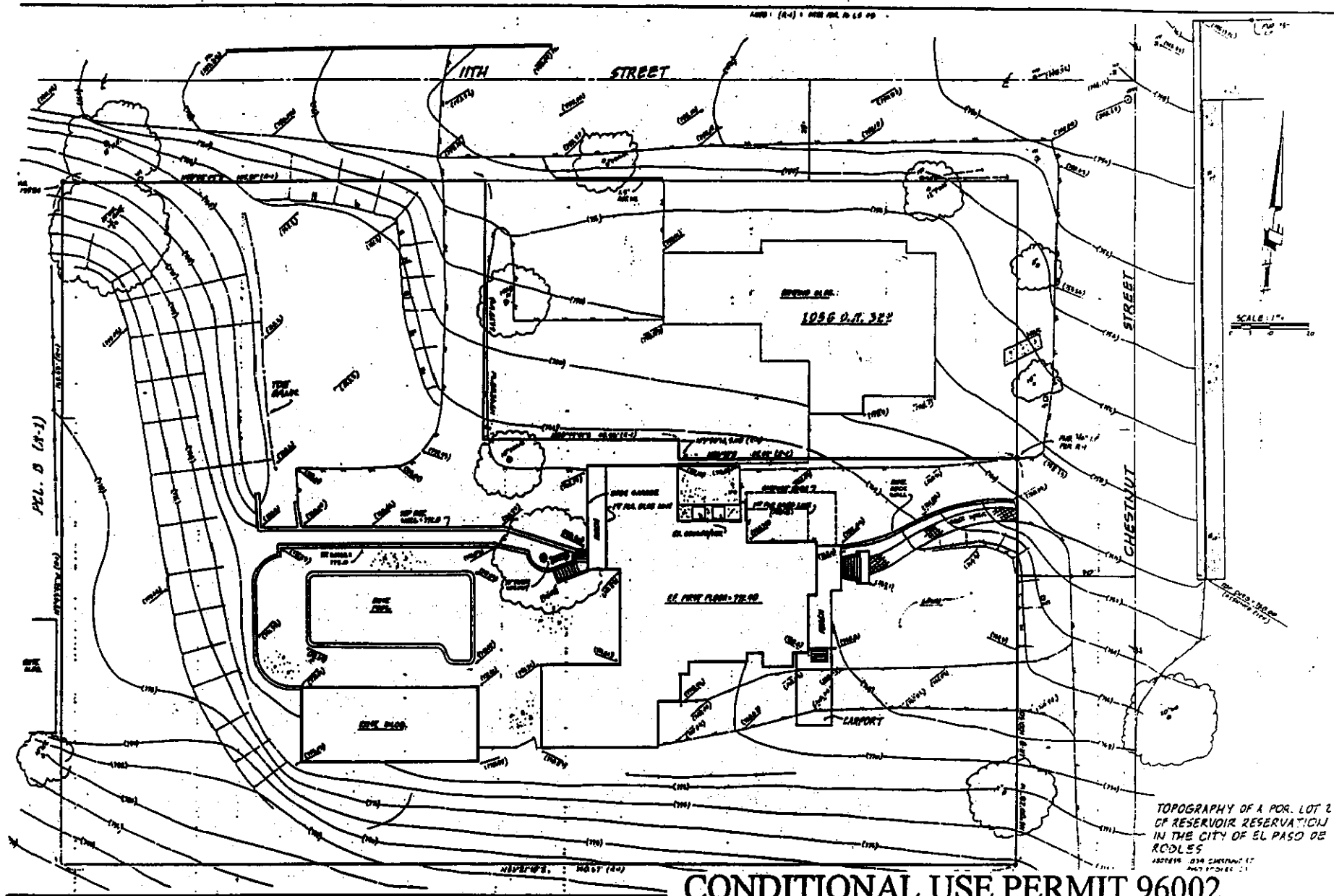
WHEREAS, conversion of this building from a residential use to a commercial use will increase traffic activity to this site and, based on the parking lot being designed to access from 11th Street and the handicapped parking and truck delivery areas being designed to access from Chestnut Street, will therefore increase vehicular usage on both these streets, warranting street and site frontage upgrades, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby uphold the Planning Commission's March 11, 1996 action and approves Conditional Use Permit 96002 subject to the following conditions:

STANDARD CONDITIONS

1. The applicant shall comply with all those conditions which are indicated on "Attachment A" to this Resolution.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
B	Site Plan
C	Landscape Plan
D	Building Elevations
E	Grading Plan
F	Floor Plan
G	Applicant letter of April 1, 1996 (additional mitigation provisions)



**CONDITIONAL USE PERMIT 96002
(GRANGIEN - RESTAURANT)**

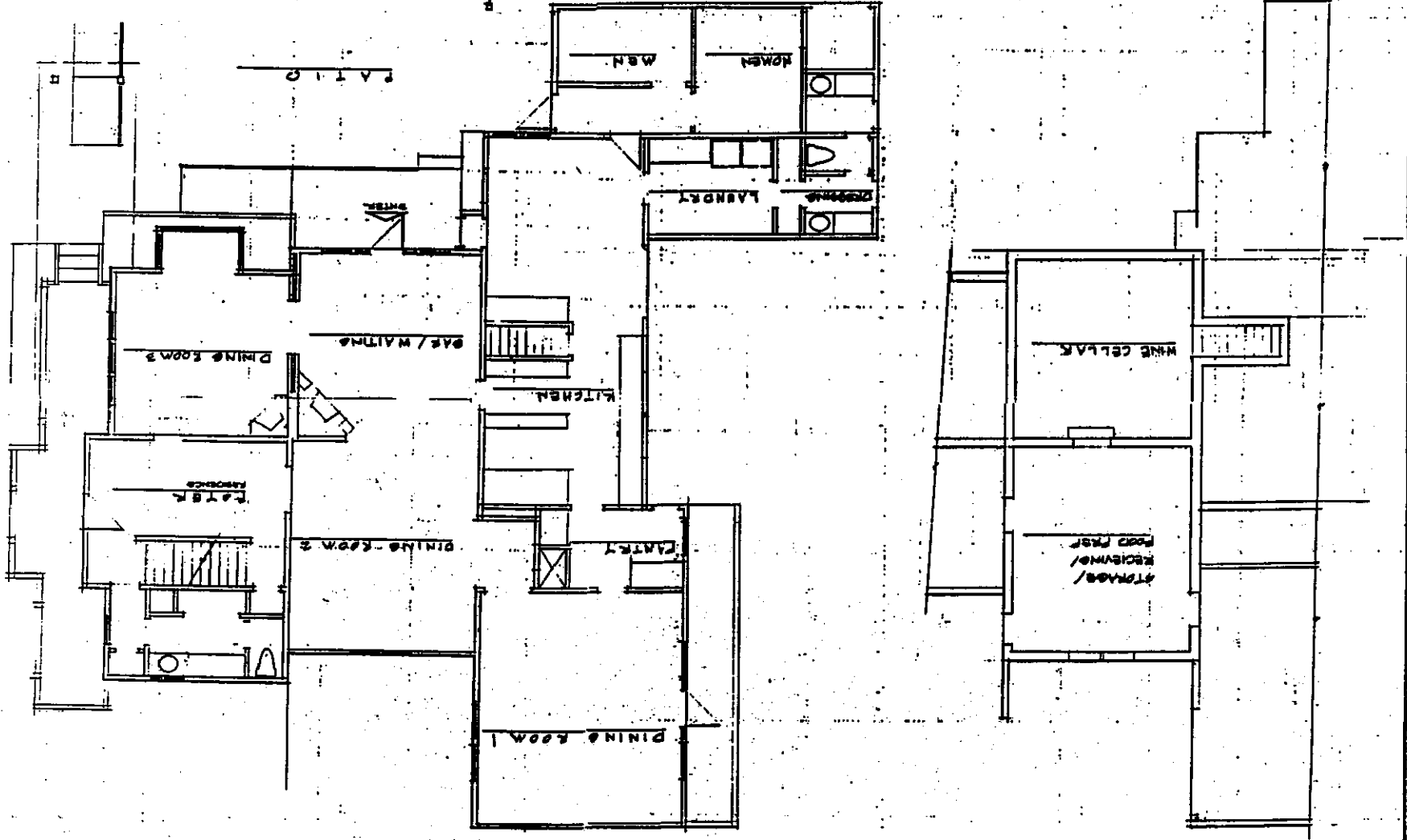
EXHIBIT "E" - PRELIMINARY GRADING

EXHIBIT "F" - FLOOR PLAN

(GRANGIEN - RESTAURANT)

CONDITIONAL USE PERMIT 96002

A RESTAURANT FOR
 MR. J. W. GRANGIEN
 1039 CH. NUT STREET
 PASO ROBLES, CALIF.



April 01, 1996

City Council
City of Paso Robles
1000 Spring St.
Paso Robles, Ca. 93446

RE: Project File No.: CUP 96002
Memorandum of Agreement

Dear Council,

On Saturday, 24 March 1996, a meeting was held between the applicant of the above referenced CUP and concerned neighbors. During this meeting concerns about the project were expressed, by the neighbors and their Engineer, Tim Roberts, and addressed individually by the applicants and their Architect, Tod Weber. The intent of the meeting was to answer the concerns of the neighbors and to, hopefully head off the appeal process by coordinating the requested revisions to the Planning Commission's Conditions of Approval with the Planning Department staff. In that there was no mechanism available to make the Commission's Conditions more stringent, by unilateral agreement of the Applicant, the Appeal was filed by one neighbor with tacit consent of the others.

As a result of the above meeting the Grangiens agree to:

Install curb, gutter and side walk on the south side of 11th Street and the west side of Chestnut Street, to provide pedestrian connection between the two frontages of their property.

Design 11th Street to be an A-8 section (minimum) to the east of the existing curb and gutter.

Mitigate the impact of automobile headlights through the use of strategically placed shrubbery in the landscape strips. Appropriately shield parking lot lighting to prevent undesirable glare on neighboring properties.

Limit grocery deliveries to daylight hours by small trucks.

**CONDITIONAL USE PERMIT 96002 (GRANGIEN)
EXHIBIT "G"
ADDITIONAL MITIGATION PROVISIONS**

The addition/clarification of the above conditions to the 'Conditions of Approval' address the concerns about the circulation, parking, lighting and other issues expressed in the letters to the Council regarding this project. Should these conditions and those stipulated by the Planning Commission be met we will support this proposed restaurant.

James & Linda deBrauwere/1045 Chestnut Manuel & Sandra Hernandez/1105 Chestnut

Frank & Bev Gardner/212 11th St.

Leo & Joan Sharron/1109 Chestnut

Timothy & Amy Hughes/1104 Chestnut

Sandy Roberts/1120 Chestnut

Laurent & Laurie Grangien/1039 Chestnut

SITE SPECIFIC CONDITIONS:

3. This use permit authorizes the operation of a sit-down restaurant establishment within the downstairs portion of an existing residence and licensed bed and breakfast facility. Up to two (2) bedrooms in the upstairs portion of the house may be used for bed and breakfast rental use. The remainder of the upstairs is to be used as a private residence.
4. The serving of wine, beer and other distilled spirits shall be ancillary to the restaurant and its functions. Service of alcohol shall not be a primary use as permitted by this use permit. No hard liquor shall be served.
5. The hours of operation for the restaurant (open to the public) shall not exceed the hours proposed by the applicant: Sunday-Thursday: 4:30PM to 10:00PM and Friday through Saturday: 4:30PM to 11:00PM.
6. Truck deliveries shall be limited to no earlier than 7:00 am and no later than 8:00 PM for all days of the week.
7. The applicant shall provide a circular driveway design which accesses from Chestnut Street to serve proposed parking, but also to provide a turn around for vehicles without having to impact adjacent properties.
8. Pedestrian access shall be provided from the parking lot on 11th Street to the restaurant by either a continuous public sidewalk improved along 11th and Chestnut Streets, or a handicapped accessible pathway (per State and Federal mandated requirements) located on private property.
9. Retaining walls shall be constructed of decorative masonry materials in a manner to be approved by the Development Review Committee (DRC) and screened/softened wherever appropriate by landscaping as determined by the DRC. The DRC may consider the continuation of the existing style of colored block, combined with landscaping.
10. Retaining wall heights shall not exceed 6 feet (in conformance with grading limitations of the R-1 district).
11. Lighting shall be provided within the new parking area as necessary to meet the minimum illumination standards of the City's Municipal Code. Lighting standards shall be designed so that lighting is directed downwards and the light source is fully shielded.
12. The trash shall be picked up a minimum of 3 times a week to assure that odors from accumulated trash do not become a nuisance to surrounding properties. In the event this weekly schedule is determined to be insufficient to avoid nuisance problems, additional trash pick ups shall be required.

13. All project signage shall be subject to review and approval by the DRC and shall be designed to be compatible with the residential character of the building.
14. The circular driveway shall be signed/marked to indicate the one-way flow of traffic (entrance and exit only signs). All signs shall be residential in character.
15. All areas disturbed by grading, the front yard adjacent to Chestnut Street and the parking area adjacent to 11th Street shall be replanted with irrigated landscaping in a manner to be approved by the DRC.
16. Decorative paving in the patio and circular driveway area is encouraged. Alternative paving methods (concrete or asphalt) could be considered by the DRC.
17. Applicant shall install surface improvements along Chestnut and 11th Streets along the project's property frontage.
18. Applicant shall install a grease interceptor at its sewer lateral.
19. Applicant shall install a reduced pressure device at its water service line.
20. Applicant shall sign an agreement with the City not to oppose the formation of an assessment district to underground utilities.
21. No outdoor dining shall be permitted. However, outdoor tables for waiting purposes may be established on the entrance patio area.
22. Delivery and service vehicles shall be limited to a maximum size of 2-axes. (Garbage service trucks are exempt from this limitation).
23. The applicant shall install a stop sign at the intersection of Chestnut Street and 11th Street in a manner to be approved by the City Engineer.
24. The applicant shall comply with those additional mitigation measures described in the applicant's letter dated April 1, 1996 and attached as Exhibit G of the resolution, except that the requirement regarding improvement of 11th Street shall read as follows:

The applicant shall design and improve 11th Street with the intent of achieving the ability to have a clear paved access with parking on one side. This design shall be approved by the City Engineer in consultation with the Emergency Services Department. Should the completed improvements create parking problems after the opening of the restaurant, staff is directed to return the matter to the City Council for further consideration.

PASSED AND ADOPTED THIS 7th day of May, 1996 by the following roll call vote:

AYES: HEGGARTY, IVERSEN, PICANCO AND MACKLIN

NOES: NONE

ABSENT: MARTIN

ABSTAIN: NONE


WALTER J. MACKLIN, MAYOR

ATTEST:


RICHARD J. RAMIREZ, CITY MANAGER / CITY CLERK

mwcups\grangien5-7res.doc

ATTACHMENT A OF RESOLUTION 96 - _____

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

PROJECT #: CONDITIONAL USE PERMIT 96002

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: MARCH 11, 1996

APPLICANT: LAURENT AND LAURIE GRANGIEN

LOCATION: 1039 CHESTNUT STREET

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:

- X 1. This project approval shall expire on September 11, 1996 unless a time extension request is filed with the Community Development Department prior to expiration, or the permit has been exercised.
- X 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.
- X 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.
- X 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.

(Adopted by Planning Commission Resolution 94-038)

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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.

(Adopted by Planning Commission Resolution 94-038)

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:
-
- 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:
-
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: Retaining wall details, decorative paving, signs.

(Adopted by Planning Commission Resolution 94-038)

- X 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:

- X 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.
2. 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.
