

RESOLUTION NO. 96-89

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO PLANNED DEVELOPMENT 95003
(BARNEY SCHWARTZ PARK)

APN: 25-371-09

WHEREAS, on July 18, 1996 the City Council adopted a resolution approving Planned Development 95003 (in conjunction with CUP 95007) to authorize the construction of an approximate 40 acre site located on the south side of Union Road, 1500 feet east of its intersection with Highway 46 East, for use as a public park with four (4) ballfields, snack bar, parking lot and other recreational amenities, in five development phases, and

WHEREAS, on July 18, 1996 the City Council adopted a Negative Declaration for the development of the aforementioned project, and

WHEREAS, an Amendment to Planned Development 95003 has been filed by the City of Paso Robles to expand the development of the Barney Schwartz Park into the remaining portion of the 40 acre site and would add to the four (4) ballfields, snack bar, recreational amenities, and parking lot the following: four (4) soccer fields, three (3) tennis courts, recreational support buildings (score keeping/concession/restrooms), playground areas, multi-modal pathway system, parking and landscaping, in three development phases, and

WHEREAS, in conjunction with this Amendment to Planned Development 95003, the City has filed an Amendment to Conditional Use Permit 95007 and conducted an Initial Study on the expanded portion of the project pursuant to the requirements of CEQA (California Environmental Quality Act), and

WHEREAS, a public hearing was conducted by the Planning Commission on June 24, 1996 and by the City Council on July 16, 1996 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, use permit and environmental analysis, and

WHEREAS, a resolution was adopted by the City Council granting a Negative Declaration status for this amended project, and a Negative Declaration was prepared for the expanded proposed project and Conditional Use Permit application in accordance with the California Environmental Quality Act, and

WHEREAS, Section 21.23B of the Municipal Code requires adoption of a development plan in conjunction with the development of a project of this scale, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
 - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve an Amendment to Planned Development 95003 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Attachment A" to this resolution.

SITE SPECIFIC CONDITIONS:

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

<u>Exhibit</u>	<u>Description</u>
B	Master Park Development Plan
C1-C2	Preliminary Grading/Drainage Plan
D1-D2	Utility Plan
E1-E2	Phasing Plan / Project and Phasing Description

3. The project shall be developed in conformance with the following standards established by the County's Airport Land Use Plan for Zone 5:
 - a. Nonreflective materials shall be used in buildings and signs. This shall particularly apply to roofing materials.
 - b. Soundproofing, where appropriate, shall be used to reduce noise to acceptable levels according to State guidelines.
 - c. No electro-magnetic transmissions which would interfere with operation of aircraft shall be emitted from the development.
 - d. An aviation easement shall be established across the property.
4. All lighting for the project shall be fully shielded so as not to create off-site glare or adversely impact surrounding properties. The style, location and height of lighting fixtures shall be subject to review by the Community Development Department staff prior to their installation.
5. The phasing of the project shall either comply with the approved phasing plan (Exhibits E1/E2) and the associated phasing conditions contained in this resolution, or in the future, phasing revisions may be submitted 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 meet the purpose and intent of environmental mitigation measures and if they achieve the intent of orderly development for the project and the surrounding area. A staff determination on phasing revisions would be appealable to the Planning Commission and/or City Council.
6. The final architectural design/character of all proposed buildings shall be substantially the same as the conceptual elevations depicted on the master development plan (Exhibit B).
7. The Development Review Committee (DRC) shall review the final design of the following site development plans, (with recommendations provided by the Community Services Department), prior to the issuance of building permits for the park's development:
 - a) All buildings (including scorekeeper booths, concession/restroom, picnic pavilions and maintenance).
 - b) Landscaping Plan and Site Plan (multi-modal pathway system, parking).
 - c) Site details (such as: fencing, lighting, bleachers, trash enclosures, playground design).
8. Development details for each project phase may be submitted independently of a subsequent phase, provided that any applicable overlapping development needs (i.e., utilities, grading), of the respective following and/or adjoining phase is accommodated.

SITE SPECIFIC PHASED CONDITIONS:

PHASE 1:

9. The City shall dedicate an additional 25 feet on the south side of Union Road (50 feet from centerline total).
10. Existing underground phone lines shall be relocated along Union Road.
11. New storm drain pipes shall be constructed in Union Road within the phase one development. Off-site drainage easements shall be obtained from the property north of Union road to the Huerhuero Creek.
12. The existing on-site well shall be modified to provide water to irrigate the fields and landscape areas.
13. Domestic water service line shall be extended from the existing line in Union Road for potable water.
14. Union Road shall be fully improved with curb, gutter, pavement and sidewalks along the project property frontage. Sidewalks shall either be located away from the cur (as per City Standards approved by the City Council) or meandering. The location of the meandering sidewalk shall be approved by the City Engineer.
15. Installation of the septic system shall be approved by the City Council.
16. The installation of utility lines within phase one shall be sized and placed to accommodate the expansion needs for phases two and three.

PHASE 2:

17. The installation of utility lines within phase two shall be sized and placed to accommodate the expansion needs for phase three.

PHASE 3:

18. A sewer line shall be installed to the site. Per the City's Sewer Master Plan, a lift station may be required in order to connect this property in to the City's sewer system.

PASSED AND ADOPTED THIS 16th day of July, 1996 by the following Roll Call Vote:

AYES: Heggarty, Iversen, Martin, Picanco, and Macklin

NOES: None

ABSTAIN: None

ABSENT: None


MAYOR WALTER J. MACKLIN

ATTEST:


RICHARD J. RAMIREZ, CITY MANAGER / CITY CLERK

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ATTACHMENT A OF RESOLUTION 96 - ____

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

PROJECT #: AMENDMENT TO PLANNED DEVELOPMENT 95003

APPROVING BODY: CITY COUNCIL

DATE OF APPROVAL: JULY 18, 1996

APPLICANT: CITY OF PASO ROBLES

LOCATION: UNION ROAD, EAST OF HIGHWAY 46 EAST INTER.

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 July 18, 1998 unless a time extension request is filed with the Community Development Department prior to expiration.

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 Development 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)

- X 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.
- X 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.
- X 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- X 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

(Adopted by Planning Commission Resolution 94-038)

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: As noted in the site specific conditions

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.
