

RESOLUTION NO. 96-157

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 96006
(ANDREWS)
APN: 09-314-47 & 48

WHEREAS, Planned Development 96006 has been filed by Jay Andrews for the construction of approximately 58,000 square feet of industrial building space in three development phases, totaling three buildings, located on the southwest corner of Linne Road and Airport Road, and

WHEREAS, Lot Line Adjustment PRAL 96-091 has been filed in conjunction with this Planned Development application to adjust the common lot line between the two existing parcels on which this project is located, to better accommodate the development, 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, a public hearing was conducted by the Planning Commission on October 7, 1996 and November 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 November 12, 1996, the Planning Commission adopted Resolution 96-066, approving Planned Development 96006 subject to Standard Conditions for new development and 27 site specific conditions of approval, and

WHEREAS, on November 26, 1996, the applicant filed an appeal of conditions attached to Planned Development 96006 by the Planning Commission, and

WHEREAS, a public hearing was conducted by the City Council on December 17, 1996 to consider Planned Development 96006 and related applications based on the appeal that has been filed, and to accept public testimony regarding the development plan and lot line adjustment applications,

WHEREAS, the Circulation Element of the General Plan establishes Linne Road and Airport Road as public rights of way which are part of a cohesive and networked street system;

WHEREAS, this development plan site has frontages on both Linne Road and Airport Road, and

WHEREAS, the proposed development is designed with an internal circulation plan dependent on two-way driveways accessing from each of these public streets, and

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:
- 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: Final revised plan drawings illustrating compliance with all conditions of approval.
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.
- _____ 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.

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

APPLICANT: Jay Andrews PREPARED BY: Ditas Esperanza

REPRESENTATIVE: EDA Associates/Paul Reichardt CHECKED BY: _____

PROJECT: PD 96006 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:

X 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.

X 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.

X 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.

(Adopted by Planning Commission Resolution 94-038)

- 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.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>LINNE ROAD</u>	<u>LOCAL</u>	<u>A-5</u>
Street Name	City Standard	Standard Drawing No.
<u>AIRPORT ROAD</u>	<u>ARTERIAL</u>	<u>A-1</u>
Street Name	City Standard	Standard Drawing No.

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.
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.
4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
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 rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
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).
- X 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.
- X 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 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.
- X 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 blueline 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.

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

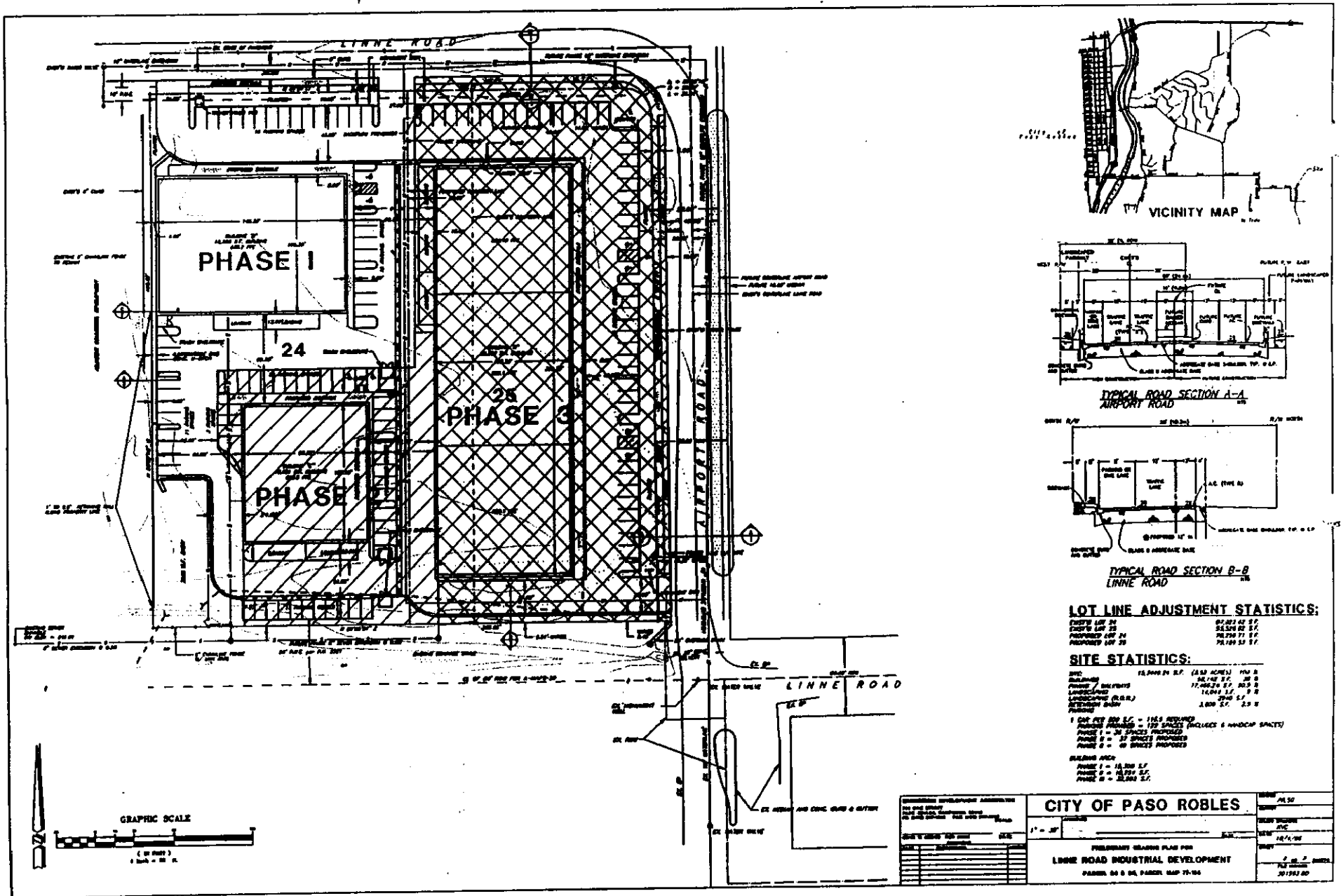
I. GENERAL CONDITIONS

- 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)

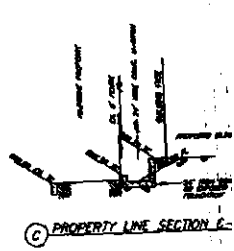
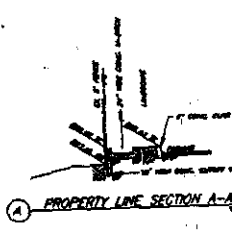
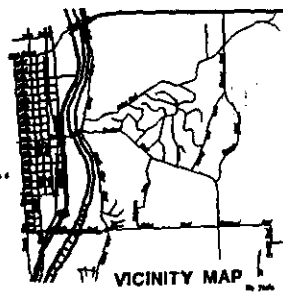
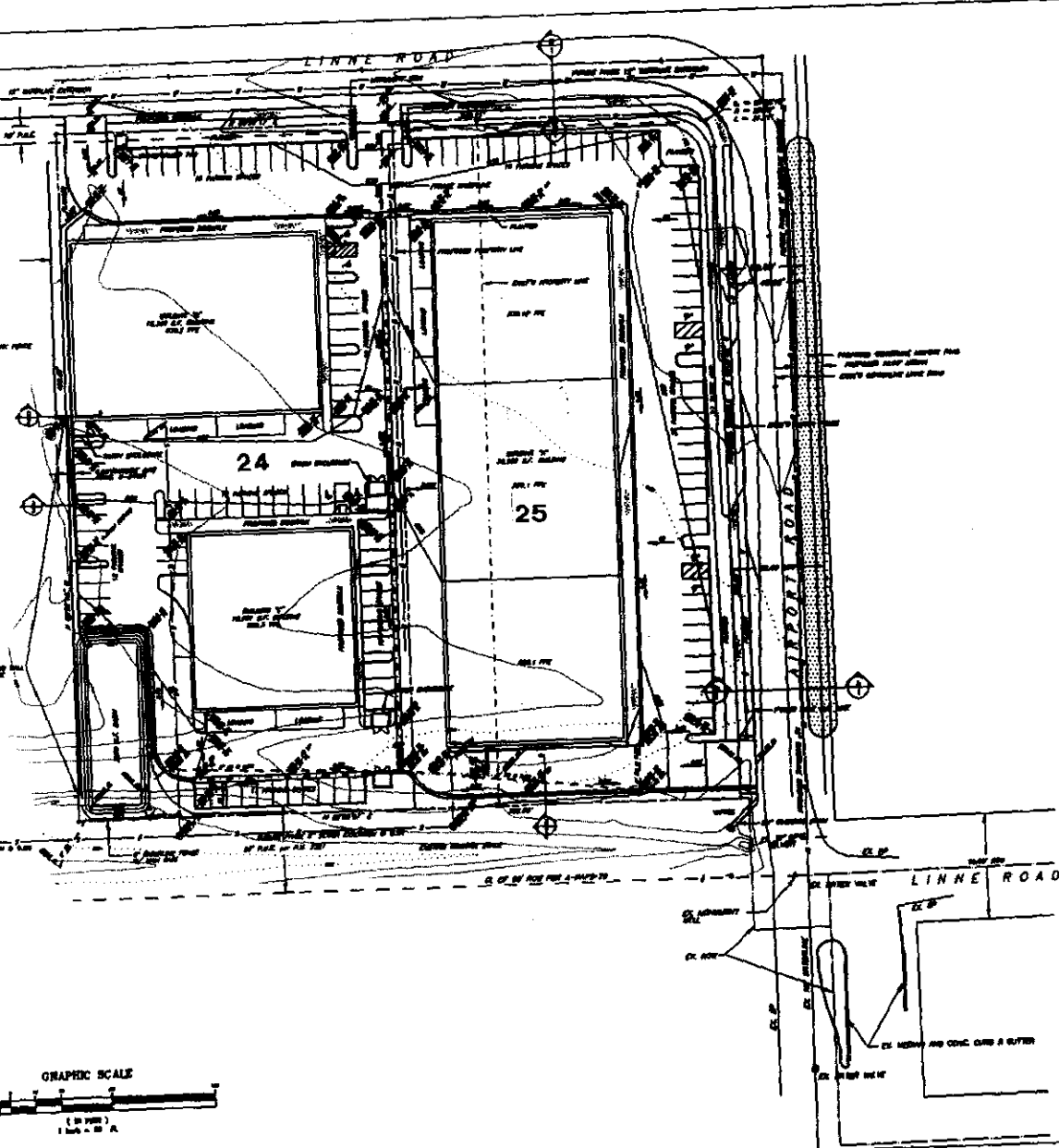
PLANNED DEVELOPMENT 96006 (ANDREWS)

EXHIBIT "B" - SITE AND PHASING PLAN



INDUSTRIAL DEVELOPMENT 96006
(SHEETS)

EXHIBIT "C" - PRELIMINARY GRADING DRAINAGE



DATE	BY	DESCRIPTION

CITY OF PASO ROBLES

1" = 30'

PRELIMINARY GRADING PLAN FOR
LINNE ROAD INDUSTRIAL DEVELOPMENT
PAGE 04 OF 04, PARCEL MAP 97006

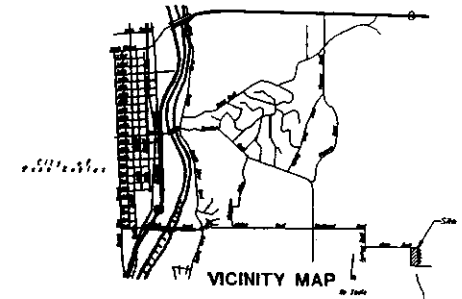
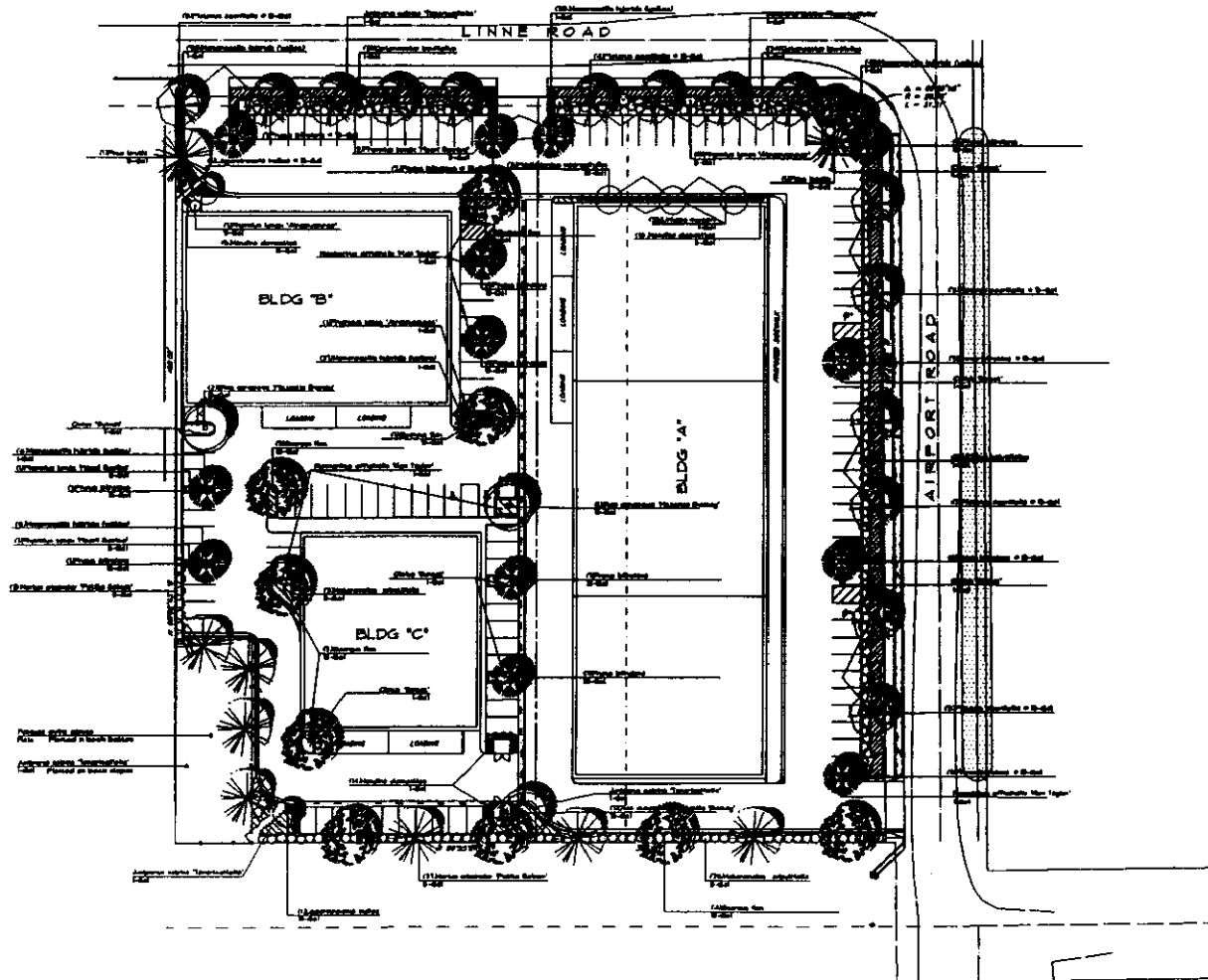
WHEREAS, the approximate 58,142 square feet of industrial building space is projected to generate an average of 408 automobile/truck trip generations per day, and

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;**
- 2. The widening of Linne and Airport Roads is necessary in order to off-set the impacts of the additional traffic generated by the project.**
- 3. The widening of Airport Road to a 50 foot half street section would safely accommodate the additional project traffic, allowing for two-way vehicular travel (two travel lanes) and a parking lane. A 50 foot half street section is the equivalent of a local street.**
- 4. The requirements for public improvements have a proportional relationship to the proposed development, providing facilities that directly benefit development of the subject property.**
- 5. The intersection of Airport Road and Linne Road is determined to be safe in its current configuration, and will remain so with the addition of this proposed project and its driveway access.**

PLANNED DEVELOPMENT 96006 (ANDREWS)

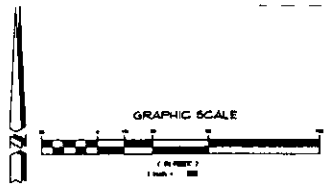
EXHIBIT "D" - PRELIMINARY LANDSCAPING



Plant Legend

Scientific Name	Common Name
<i>Cistus salvifolius</i>	Sageleaf Rockrose
<i>Cistus 'Sunset'</i>	Rockrose
<i>Cotoneaster buxifolius</i>	Cotoneaster
<i>Festuca ovina glauca</i>	Fescue
<i>Hemerocallis hybrida (yellow)</i>	Daylily
<i>Heterosiles arbutifolia</i>	Toyon
<i>Juniperus tenaxifolia</i>	Tan Juniper
<i>Lagerstroemia indica</i>	Crape myrtle
<i>Lilippe muscari</i>	Big blue lily turf
<i>Nerium oleander 'Petite Salmon'</i>	Dark Oleander
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Olea europaea 'Majestic Beauty'</i>	Olive
<i>Platanus scarifolia</i>	London plane tree
<i>Prunus binatea</i>	Flowering Plum
<i>Phormium tenax 'Atrorubra'</i>	New Zealand Flax
<i>Phormium tenax 'Maori Sunrise'</i>	New Zealand Flax
<i>Pinus brutia</i>	Calabrian Pine
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Quercus ilex</i>	Holly Oak
<i>Rosmarinus officinalis 'Ken Taylor'</i>	Rosemary

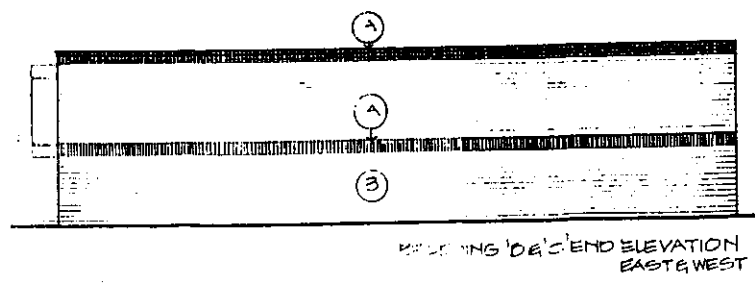
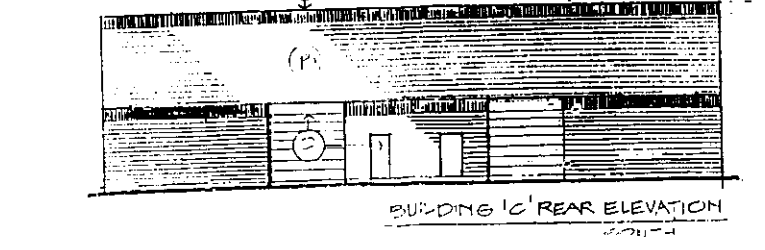
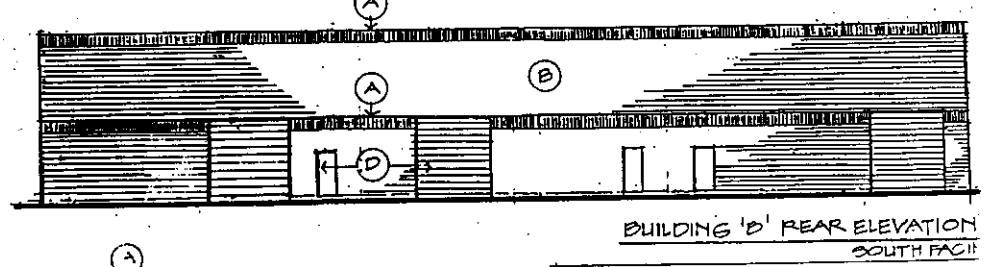
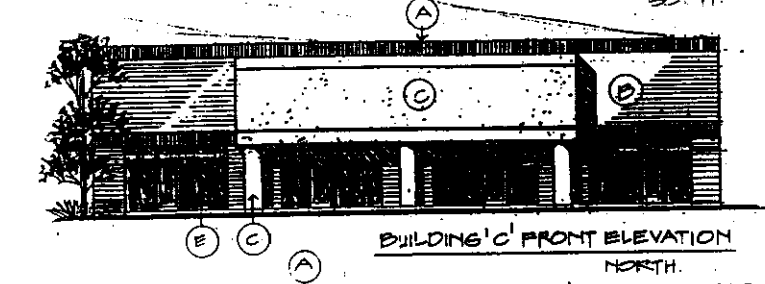
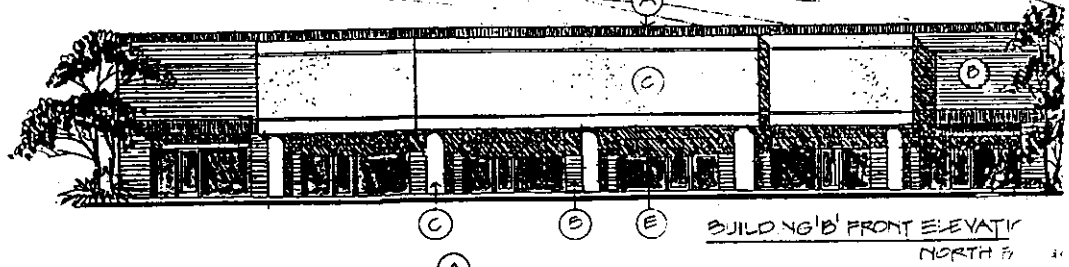
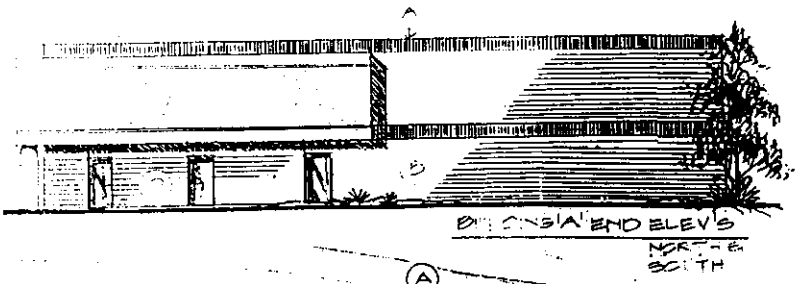
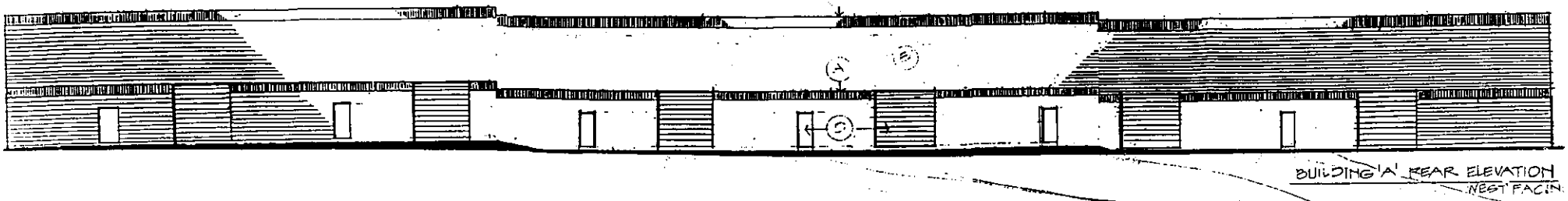
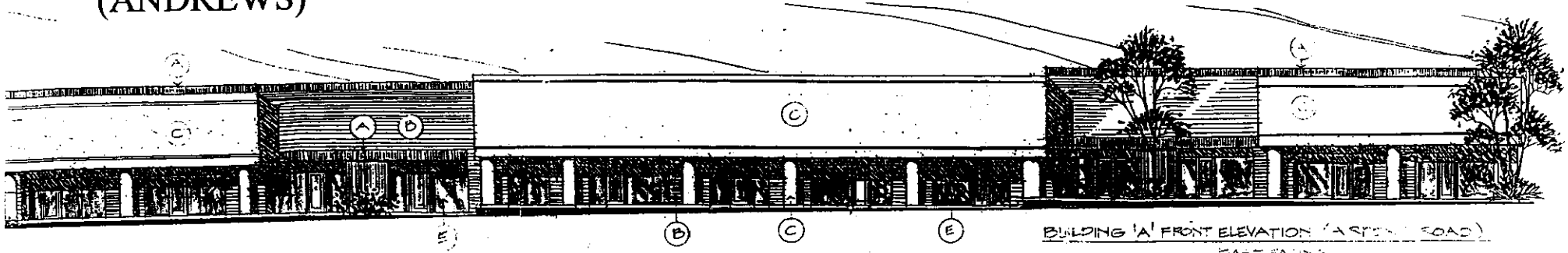
Note:
All planting to be irrigated by a fully automated irrigation system.



BUSINESS DEVELOPMENT ASSOCIATES 1000 S. GARDEN STREET SUITE 100, PASO ROBLES, CA 93550	CITY OF PASO ROBLES PLANNING DEPARTMENT 1000 S. GARDEN STREET PASO ROBLES, CA 93550	SHEET NO. _____ OF _____ DATE: 10/1/90 DRAWN BY: J. J. JONES CHECKED BY: P. J. JONES
PRELIMINARY LANDSCAPE PLAN FOR LINNE ROAD INDUSTRIAL DEVELOPMENT PARCELS 24 & 25, PARCEL MAP 77-181		SCALE: 1" = 20' DATE: 10/1/90

PLANNED DEVELOPMENT 96006
(ANDREWS)

EXHIBIT "E" - BUILDING ELEVATIONS



DEVELOPER: MICHAEL HOLMES TRUST
JAY ANDREWS TRUST

○ MATERIAL & COLOR SYMBOLS (SEE COLOR BOARD)

WILL FOSTER
architect
2401 NARBONNE WY
COSTA MESA
Ca 92627

21.21.040 General performance standards for all uses.

A. Fire and Explosion Hazards. All activities involving and all storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.

B. Radioactivity or Electrical Disturbance. Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.

C. Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.

D. Vibration. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.

E. Smoke. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).

F. Odors. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.

G. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).

H. Glare. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

I. Liquid or Solid Wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over such activities. Manufacturing, processing, treatment and other activities involving use of toxic or hazardous materials shall be designed to incorporate the best available control technologies and wherever technically feasible shall employ a "closed loop" system of containment.

J. Transportation Systems Impacts. Vehicular, bikeway and/or pedestrian traffic, directly attributable to the proposed land use, shall not increase to a significant extent without implementation of adequate mitigation measures in a form to be approved by the city engineer. In determining significance of impacts, consideration shall be given to cumulative (projected build-out) capacity of streets and highways serving the land use. Mitigation measures required may include but not be limited to curb, gutter, sidewalk, street and/or alley, bikeway, transit related improvements and traffic signalization. Mitigation may be required as pursuant to the California Environmental Quality Act (CEQA), or as a condition of a discretionary review. (Ord. 665 N.S. § 28, 1993; (Ord. 405 N.S. § 2 (part), 1977)

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 96006 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Preliminary Site Plan and Phasing Plan
B	Preliminary Grading and Drainage Plan
C	Preliminary Landscaping Plan
D	Building Elevations
E*	Color and Material Board
F	General Performance Standards

* Indicates that exhibit is on file in the Community Development Department.

SITE SPECIFIC CONDITIONS:

3. A final landscaping plan shall be submitted for review and approval by the Planning Division staff prior to issuance of construction permits. The final landscaping plan shall be modified and comply with the following:
 - a. The landscaping plan shall be drawn at a scale which can clearly illustrate plant placement (such as 1"=20' or 1"=10' scale). Alternatively, the existing plan shall be enhanced through a combination of detail sheets for planter areas and minimum plant spacing standards added to the legend for each species.
 - b. The trees along the rear/southern property boundary shall be an alternative species that are proven to be fast growing and which provide screening qualities (e.g. london plane). These trees shall be spaced at a minimum of 30 feet on center, with the intent being to provide a visual screen/barrier between this project and the residential areas to the south and southeast. Combined with the trees, screening vines and shrubs shall be used in this same area.
 - c. Planter areas adjacent to buildings shall be shown on the final landscaping plans and plant materials shall be used which are appropriate for the size of those planters.

- d. Street trees along Airport and Linne Road shall have a minimum trunk caliper size of 1-1/2 inches.
 - e. Outdoor employee break area(s) shall be established within the development plan area with the intent for this area(s) to be shared by employees on both parcels. The break area(s) shall consist of seating areas and trash cans, suitable to accommodate a minimum of 12 employees total. A break area, of proportional size to the phase, shall be developed in conjunction with the first development phase.
 - f. Shrubs with visual screening characteristics shall be planted around the transformer vault and backflow prevention valve along the Linne Road frontage.
- 4. The applicant shall prepare a master sign program for review by the Development Review Committee prior to installation of any signs for the project. The sign program shall address the design details for all monument, directory and building mounted signage within the established limitations of the City's Sign Code.
 - 5. The landscaping treatment along the Linne Road frontage shall extend five feet beyond the easterly driveway as part of phase one construction in order to create a completed appearance for the landscaped entry. This portion of the landscaped planter could be temporarily finished with an asphalt or redwood separation until such time that the adjacent phase is constructed.
 - 6. The applicant shall reserve reciprocal easements across the entirety of both parcels to cover shared access, employee use areas, vehicle and bicycle parking, trash receptacle use, utilities, and drainage facilities. Said reservation shall be recorded prior to construction permits being issued for any development beyond phase one.
 - 7. The phasing of the project shall either comply with the approved phasing plan (Exhibit A) 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 orderly development for the project and the surrounding area. A staff determination on phasing revisions would be appealable to the Planning Commission and City Council.
 - 8. Construction permits shall not be issued for development of lot 25 until such time that Lot Line Adjustment PRAL 96-091 is finalized.
 - 9. Outdoor storage shall only be permitted in conjunction with future uses if the following parameters are met:
 - a. It can be demonstrated that such storage will not exceed limitations established by the Business Park (BP) general plan land use designation (generally no more than 25

percent of the primary building area/square footage directly associated with the storage use);

- b. Such storage will not displace required parking spaces;
 - c. Such storage complies with Section 21.19 of Municipal Code for screening.
10. Bike racks shall be provided (17 spaces total among the phases) in manner to be approved by the Planning and Engineering Division staff. A minimum of 5 bike spaces shall be provided with phase one to meet APCD's recommendation regarding incorporation of bike parking for the project.
 11. Linne Road shall be improved with one-half width (20-feet) pavement plus 6-foot and 4-foot shoulder, curb, gutter, sidewalk, and parkway landscaping all in accordance to the City's Standards and Specifications for a local street. Phase one improvements required would be from the westerly property line to 5 feet east of the most easterly driveway on Linne. The remaining portion shall be installed as part of Phase three improvements.
 12. Airport Road shall be improved with curb, gutter, sidewalk, streetlights and parkway landscaping in accordance to the City's Standards and Specifications along the project property frontage. Street paving shall be from new gutter lip to a smooth transition with existing asphalt as approved by the City Engineer. (at Phase three)
 13. The existing overhead utilities along Airport Road shall remain above ground. The applicant shall enter an agreement with the City not to protest the formation of an Assessment District to underground overhead utilities which are located along the southerly property boundary. The agreement shall be in a form to be approved by the City.
 14. The applicant shall agree, in a form to be approved by the City Attorney, to participate in a Street Lighting Assessment District under which the applicant shall pay his proportionate share of the cost of installing needed streetlights. Location of the streetlights shall be determined by the City Engineer.
 15. A property corner cut-off shall be dedicated on Linne Road and Airport Road in accordance to the City's Standards and Specifications (at Phase three).
 16. The applicant shall install improvements to the existing conditions to the south and to the east such that transition to the existing conditions are smooth and safe (i.e. improvements do not end abruptly which could become a hazard to vehicular traffic and pedestrians or could block drainage), as directed and approved by the City Engineer. (at Phase two and three)
 17. The applicant shall extend a 12-inch diameter waterline easterly on Linne Road to the driveway at phase one. Said line shall be extended further to the east within Linne Road and then

southerly within Airport Road approximately 50 feet to connect to the building at Phase three. A fire hydrant at the southern end of the project site, at Airport Road, shall also be constructed at Phase three.

18. The applicant shall provide a 12-foot wide based access road to the sewerline from Airport Road along the existing 50-foot wide public utility easement. The curb at Airport road shall be depressed to provide for vehicular access to the sewer main at Phase one. The applicant may choose to grant an access easement to the City through his property and install a gate so that the City can access the sewermain behind his property.
19. The applicant shall extend the sewer main to serve his project from an existing main west of the property easterly and terminating with a manhole at the Phase three building connection.
20. The applicant shall pay his pro-rata share of the Meadowlark Sewer Reimbursement and the South River Road Sewer Reimbursement fee at the time a building permit is issued for each phase.
21. Fire protection methods such as fire sprinkling systems and fire alarm systems shall be reviewed and approved by the Fire Chief prior to issuance of building permits for the project.
22. Fire hydrants shall be installed at locations as shown on approved project exhibits in conjunction with each respective phase.
23. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance, as required by each phase.
24. The private water line running north/south on the project site shall be connected through to the existing 10-inch water line in Airport Road in conjunction with phase two development.
25. The business operations of all future tenants shall comply with Section 21.21.040 of the Zoning Code (General performance standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera (copy attached as Exhibit F).

PASSED AND ADOPTED THIS 17th day of December 1996, by the following Roll Call Vote:

AYES: BARON, IVERSEN, MACKLIN, SWANSON AND PICANCO

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



MAYOR, DUANE PICANCO

ATTEST:



MADELYN PAAŠCH, CITY CLERK

mw\pd\andrews\ccpd.res

EXHIBIT "A" OF RESOLUTION _____

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

PROJECT #: PLANNED DEVELOPMENT 96006

APPROVING BODY: CITY COUNCIL

DATE OF APPROVAL: DECEMBER 17, 1996

APPLICANT: JAY ANDREWS

LOCATION: SOUTHWEST CORNER OF LINNE AND AIRPORT ROADS

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 December 17, 1998 unless a time extension request is filed with the Community Development Department prior to expiration, or the permit has been exercised.
- 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

(Adopted by Planning Commission Resolution 94-038)

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 15 calendar days after Planning Commission action. 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.
- 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.