

RESOLUTION NO.: 99-082

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 99022  
(GRAVES)

APN: 09-152-007

WHEREAS, Planned Development 99022 has been filed by Nick Gilman on behalf of John Graves for the construction of a 11,000 square foot office building, on property located between Spring Street and Park Street along the north side of 8<sup>th</sup> Street, and

WHEREAS, in conjunction with the development plan, a Tentative Parcel Map PR 99-163 has been submitted that would subdivide the existing .8 acre site into two .4 acre parcels, and

WHEREAS, the proposed project would be located on the eastern parcel (Parcel #2) of PR 99-163, and

WHEREAS, Parcel #1 of PR 99-163 would need to go through the development plan process and be reviewed by the Planning Commission prior to 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 26, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed amendment to the development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, 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 Planning Commission 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 Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 99022 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>
B	Preliminary Site Plan
C	Preliminary Grading and Drainage Plan
D, D-1*	Building Elevations
E	Landscape Plans
F*	Color and Material Board

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

3. The project shall comply with all conditions of approval in the resolution granting approval to Parcel Map PR 99-163 and its exhibits.
4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring

properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

5. 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.
6. 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.
7. 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.

#### **COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

8. Street Trees along 8th Street and Park Street shall be 'Aristocrat Pear' placed inside the tree wells adjacent to the curb at a ratio of one per 50 feet of street frontage (per City code).
9. Future signs shall be submitted to the Development Review Committee for review and approval.
10. The applicants shall submit the sample color of the proposed awnings for staff review prior to installation.
11. The pole light fixtures used within the site's parking shall be pedestrian in scale (no higher than the decorative lights being used along the Spring Street frontage). The light fixtures shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
12. The two proposed driveway entrances and exits shall be widened to twenty-four feet (24) minimum as required Section 21.22.60.d. of the Zoning Code.
13. Prior to development of Parcel #1, the Planning Commission shall approve a development plan application via a public hearing.

#### **EMERGENCY SERVICES SITE SPECIFIC CONDITIONS**

14. A fire hydrant will be required to be installed on the northwest corner of 8<sup>th</sup> and Park Streets.

15. Approved Automatic Fires Sprinkler System will be required to be installed in the buildings.
16. Provide KNOX box locked key box at approved location.

#### **ENGINEERING SITE SPECIFIC CONDITIONS**

17. Prior to the recordation of the final map, the applicant shall improve Spring Street in accordance to adopted Spring Street Master Plan, as follows:
  - a. Replace the existing streetlight at 8<sup>th</sup> Street to a City standard Streetlight
  - b. Install 3-tree wells with grates and brick bandings
  - c. Install one decorative street light
  - d. Install brick banding along the sidewalk
  - e. Replace existing handicap ramp with brick banding
18. Prior to issuance of recordation of the parcel map, the applicant shall install an 8-inch diameter waterline in 8<sup>th</sup> and Park Streets, all in accordance to the City's Standards and Specifications. The pipe trench shall be restored to the City's Standard Drawing U-2.
19. Prior to the recordation of the final map, the developer shall install concrete curbs, gutter, sidewalk and pace-out at Park and 8<sup>th</sup> Streets, including streetlights and a handicap ramp. To match the existing sidewalks of the surrounding properties, the sidewalk maybe located contiguous to the curb.
20. Prior to recordation of the parcel map, the applicant shall construct a concrete cross-gutter and spandrel at Park Street.
21. All driveways shall be constructed and placed at locations in accordance to the City's Standards and Specifications.
22. Prior to recordation of the parcel map, the applicant shall either underground the existing overhead utilities or enter an agreement not to protest the future formation of an Assessment District to underground the overhead utilities. The form shall be in a manner to be reviewed and approved by the City Attorney and/or City Engineer.
23. Prior to recordation of the final map and/or issuance of a grading permit (whichever comes

first), the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlyer's groundwater water rights.

PASSED AND ADOPTED THIS 26<sup>th</sup> Day of October, 1999 by the following Roll Call Vote:

AYES: JOHNSON, WARNKE, NEMETH, STEINBECK, FERRAVANTI, TASCONA

NOES: NONE

ABSENT: FINIGAN

ABSTAIN: NONE

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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