

RESOLUTION NO.: 01-045  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 99019  
(RIDINO)

APNS: 009-451-019, 022 AND 023

WHEREAS, section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for construction of buildings when located in the planned development overlay district, which is the case for these parcels, and

WHEREAS, Bill Ridino has filed a development plan application to construct 23 multiple family residential units on an approximate 3-acre site which is located on the north side of Creston Road between Trigo Lane and Ivy Lane, and

WHEREAS, this project site is designated for low density multiple family (RMF-L) development in the General Plan and has been rezoned recently with an R-2, PD zoning designation, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering the physical site and design issues associated with the new construction, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 8, 2001, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approving a mitigated Negative Declaration status for this project, and a mitigated 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. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;

4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

**STANDARD CONDITIONS:**

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.

**SITE SPECIFIC CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

**COMMUNITY DEVELOPMENT:**

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 Plan
D	Grading Cross Sections

E	Preliminary Landscaping Plan
F1-F2	Preliminary Floor Plans
G1-G2	Preliminary Elevations for Unit 1A & 1B
H1-H2	Preliminary Elevations for Unit 2A & 2B
I	Phasing of Occupancy
J*	Color and Material Board

\* On file in the Community Development Department.

3. The approval of Planned Development 99019 authorizes the construction of 23 two-story apartment buildings, one of which is designated as a manager's unit with potential ancillary storage capabilities for the on-site tenants.
4. Prior to issuance of building permits the applicant shall file with the City and record the necessary documents to merge the three underlying parcels into a single parcel.
5. The applicant shall obtain a demolition permit through the City's Building Division for the demolition of the existing single family residence. Any necessary approvals through the San Luis Obispo County Air Pollution Control District shall be the responsibility of the applicant.
6. Prior to issuance of Grading or Building Permits the applicant shall submit a revised site plan (and grading design if necessary) that provides for a minimum of 25 feet of back up space behind each garage, and an additional/widened paved area for cars backing out of garages at units: 1, 3, 6, 8, 9, 13, 19, and 23.
7. Perimeter fencing shall be a minimum height of 6 feet. Final details shall be part of the final submittal package to the DRC.
8. The Manager's Quarters (unit 23) may either be developed as a single unit with larger internal living area, or a portion could be designated (developed) for storage areas to serve only the on-site residents. The project is not dependent on this storage, provided that private storage areas are retained in the garage design of each unit.
9. The tot-lot shown between units 16 and 17 shall be developed with amenities as outlined in the multiple family zone standards. This shall include at a minimum, two (2) "play amenities" for children, and shall have complementary landscape, hardscape and passive furniture for the area to function for on-site resident use. Final details shall be subject to approval by the DRC.
10. Prior to issuance of Grading or Building Permits the applicant shall submit a revised site plan (and grading design if necessary) that locates the kiosk mail box area and trash pick up areas for the project. The trash pick up areas may be of either an individual container or dumpster approach, but must be serviceable by the waste company, not be visible from a public street or adjoining properties, if dumpsters are used they must be in a decorative masonry enclosure, and in all cases shown to not significantly reduce the amount of project landscaping. Final placement and details shall be subject to approval by the DRC.
11. Prior to issuance of Building Permits, the applicant shall submit final, detailed landscaping plans for review by the DRC. The final landscaping plans shall include the following revisions:

- a. Additional shrubs shall be introduced along the Creston corridor (in place of larger expanses of ground cover) to enhance the planted setback. The final plans shall reflect appropriate spacing of all plant materials and shall include a palette that will result in “visual abundance” of the vegetation.
  - b. The addition of a hardscape pathway to connect the western portion of the site through the interior landscaping to the Tot Lot area.
  - c. The addition of a hardscape pathway to connect the apartments down to Creston Road towards the eastern end of the site (towards the Nickerson signal). This pathway shall be constructed of decorative hardscape material that will complement the project quality.
12. Street trees shall be introduced into the final landscaping plan as required by the Streets Division of the Public Works Department for the Creston Road parkway. The parkways shall be annexed to the City’s Landscaping and Lighting District per the standard conditions of approval. However, at the time that maintenance assessment costs are established, the applicant will have the ability to provide maintenance themselves rather than pay for contract maintenance through the district.
13. Final drawings shall include informational detail on perimeter fencing, screening of service areas, trash enclosures (if applicable), signs, location and screening methods for electrical transformer vaults and back flow valves and related details.
14. All monument signs shall be subject to review and approval by the DRC, consistent with City zoning code.
15. The final building elevations may be modified to eliminate the chimneys where alternative methods of fireplace/heating units are used. Also, the dormer features (shown clouded on elevation exhibits) can be reduced in size to be more proportional to the roof line and to reduce the mass of the second story. These details shall be reviewed by the DRC prior to issuance of Building Permits.
16. The buildings shall be constructed to utilize architectural grade composition roofing materials (minimum of 30 year) for aesthetic and long term maintenance purposes. The colors and design shall be part of the final DRC review.
17. The applicant shall be permitted to phase the occupancy of the apartment units in accordance with the attached Exhibit “I.” As phasing is structured, no unit(s) shall be occupied until all Creston Road public improvements (including frontage landscaping) are completed, until on-site utility infrastructure is completed, and until health and safety requirements are completed. Landscaping, fencing, tot lot and related non-health and safety improvements/amenities may be phased as units are completed in accordance with the phasing exhibit. Prior to issuance of building permits, in conjunction with review of other project details, the applicant shall provide finalized details of phasing lines to the DRC for final review and approval.

18. The Ash Trees are approved for removal as shown on the plan and require no special permit prior to removal. However, the mature trees shown to be retained are expected as visual mitigation for the project. In the event the final grading design necessitates any change to these trees being retained, the DRC shall have the ability to review the removal request on its merits.

#### EMERGENCY SERVICES DEPARTMENT

19. On-site directional / directory signs shall be established for the project in accordance with the Emergency Services Department review and approval to assure adequate identification for emergency response to individual units. This identification system shall be coordinated with the Emergency Service Run Books.
20. On site circulation and turn-around areas shall be kept clear and posted/delineated as "no parking" where deemed necessary by the Fire Chief.
21. On site hydrants shall be located in a manner to be approved by the Fire Chief.

#### ENGINEERING DIVISION

22. All development impact fees, including signalization and bridge impact fees, shall be paid prior to issuance of the building permit.
23. An offer of dedication to provide for the ultimate section of Creston Road north of centerline along the property shall be submitted prior to issuance of the building permit.
24. All public improvements, including installation of landscaping, shall be completed to the satisfaction of City staff and accepted by the City Council prior to issuance of certificates of occupancy.
25. Cluster installation of water meters shall be approved by the Water Division.
26. The existing well and septic system shall be abandoned prior to commencement of grading operations.
27. The applicant is advised that a traffic signal is scheduled to be installed at the Creston Road/Nickerson Drive intersection in summer 2001, and is strongly encouraged to coordinate with the Department of Public Works so that all signal equipment is installed at the ultimate location. Failure to do so may result in the need to relocate traffic signal poles at the time that Creston Road is widened.
28. The applicant shall modify the final drawings to increase the number of visitor parking spaces by a minimum of four spaces. The final drawings shall be subject to approval by the Development Review Committee along with other plan modifications required by this resolution.

PASSED AND ADOPTED THIS 8th day of May, 2001, by the following Roll Call Vote:

AYES:            CALLOWAY, MCCARTHY, STEINBECK, TASCONA, WARNKE

NOES: JOHNSON, NICKLAS

ABSENT: NONE

ABSTAIN: NONE

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY