

RESOLUTION NO.: 01-094
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE REVISIONS TO FINAL ARCHITECTURAL DETAILS FOR
PHASE II-B OF WOODLAND PLAZA II
(HALFERTY DEVELOPMENT COMPANY)

APN: 09-761-34

WHEREAS, on February 13, 2001 the Planning Commission approved the final architectural and site details for Phase II-B of Woodland Plaza II which is located on the southwest corner of Niblick and South River Roads, and

WHEREAS, the Halferty Development Company has since made a request to modify the architectural detailing for the approved Phase II-B building, and

WHEREAS, the Development Review Committee reviewed the revisions at their meeting of October 22, 2001 and indicated concern that the revisions fell short of meeting design expectations for this portion of the center, and

WHEREAS, on October 29, 2001 the Development Review Committee reviewed modified drawings created by the applicant in response to the October 22, 2001 meeting which included raised architectural relief features in addition to contrasting color elements and which resulted in the support of the Committee for the proposed design revision with certain stipulations relating to the northern elevation of the building, and

WHEREAS, an Environmental Impact Report (EIR) was prepared for this 425,000 square foot retail center project and a Final EIR was certified for the project in accordance with the California Environmental Quality Act (CEQA) by the Planning Commission on August 25, 1992 via Resolution 92-049, and later certified by the City Council on January 19, 1993 via Resolution 93-009, and

WHEREAS, at that February 13, 1995 meeting the site plan and phasing was also approved to allow Phase II to be constructed in two sub phases consisting of Phase I-A and Phase II-B, and

WHEREAS, because the proposed building foot print and circulation is in substantial compliance with the originally approved development plan and subsequent actions, it is not necessary for any

additional environmental analysis or evaluation to take place on conjunction with the development of this proposed phase II-B, and

WHEREAS, the conditions of approval for Planned Development 91010 require that the full Planning Commission consider and act upon the final design details for all phases of the Woodland Plaza II project, and that such review need only be conducted through an informal hearing (no public notice), and

WHEREAS, on November 13, 2001 the Planning Commission held a public discussion regarding the proposed design details for the Woodland Plaza II Center – Phase II-B and considered the recommendations of the Development Review Committee, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve the architectural design revisions of Phase II-B of Woodland Plaza II subject to the following conditions:

1. This project phase shall be constructed to substantially comply with the following noted exhibits:

Exhibit	Description
Exhibit A	Woodland Plaza II Site Plan
Exhibit B	Phase II-B Enlarged Site Plan
Exhibit C	Amended Elevations
Exhibit D	Floor Plan – Shop Layout
Exhibit E	Floor Plan – Main Tenant
Exhibit F	Landscape and Wall Plan

2. The north facing building elevation, where the future phase III connection is to be made, shall be painted to extend the contrasting color pattern to emulate the west facing elevation as shown in exhibit C.

3. The two existing oak trees within the proposed parking lot shall be fully protected during project construction in accordance with the City’s Oak Tree Preservation Ordinance. Fencing around the trees’ drip line shall be installed and trenching and irrigation work shall be done outside of the drip lines unless alternative treatment is approved by a certified arborist.

4. Detailed plant spacing and combinations for the raised planter areas in front of shops shall be provided for planning staff review and approval prior to building permit issuance.
5. In conjunction with submittal of construction drawings the developer shall indicate the exact locations and specifications of installation of all decorative concrete work used in building entrances, breezeways, plazas, pathways and crosswalks, and shall be subject to review and approval by the Planning staff prior to issuance of building permits.
6. Final details for pre-cast materials used in seating and planting areas shall be provided with building construction drawings for review by Planning staff.
7. The 8 foot high sound wall along the southern property boundary shall be constructed to match phase I and II-A, which is a combination of split face block, precision block, and a fluted split face block cap.
8. The developer shall send a courtesy letter to all property owners affected by the wall construction, notifying them of when the perimeter wall will be installed, explaining the potential for cleaner grout joints on the south facing side of the wall if the fence is removed prior to wall installation, and explaining their option to remove their fence prior to construction.
9. The developer shall match the use of the decorative light fixtures in Phase II-A. Placement shall be shown on the construction drawings.
10. The 42 foot high light fixtures within the front parking lot areas shall utilize same wattage as the phase one lighting to create uniform lighting across the project. This shall be demonstrated with the building construction plans.
11. The maximum height of pole mounted lighting in the rear parking area (adjacent to the 30 foot landscaping buffer) shall be 14 feet. Both building mounted and pole lighting shall be fully shielded. The precise location of and method of light shielding for all building mounted and freestanding pole lighting shall be demonstrated with the building construction plans, and approved by staff.
12. A six-foot high decorative block wall to match the southern wall design shall be installed along the boundary of this phase on its western border. Landscaping shall be installed on both the east and west sides of that decorative wall per the Landscape Plan Exhibit H, and the wall shall be decorative on both sides. The bikepath and future extension of the wall and landscaping north of this phase shall be completed in conjunction with phase III development. A detail of the screen wall shall be submitted with construction plan sets.

13. All Heating, Ventilation and Air Conditioning (HVAC) equipment shall be fully shielded below the parapet line of the building's roof. All mechanical equipment shall be the same color (painted if necessary) of the roof, to fully blend its appearance.
14. Accessory site design items (bike racks, outdoor vending machines, electrical transformers, trash cans and mail boxes) shall be cited on a single master sheet and shall be submitted for review and approval by the planning staff prior to issuance of building permits.
15. An extra set of construction drawings (third set) shall be submitted to the Planning Division concurrently with Building Permit applications, showing details required within this resolution and demonstrating compliance with the project's planning exhibits. These plan sets shall include landscaping and hardscape detail.
16. No signs are approved as part of this design review action. All sign permits shall be applied for and reviewed independently in accordance with the City Zoning Code and the approved sign program for the center. Consistent with the original conditions of approval for PD 91010, and as subsequently modified in Planning Commission action in 1995, no signs shall be permitted on the west or north facing elevations of this phase. Any alteration to this standard would have to be considered via a Planned Development Amendment request.
17. The alternative foot print for a larger building footprint of the "shops" shall be permissible within the parameters of the center's square footage maximums. If the developer chooses to exercise this optional footprint, revised elevations shall be submitted for review by the Planning Staff prior to building permit application. These plans may be approved by Planning staff or referred to the full Development Review Committee as deemed appropriate by staff.
18. The trash enclosures in this phase shall have solid metal, painted doors to match the design used in other phases of the project.
19. Prior to Certificates of Occupancy being issued for buildings in Phase II-B, the applicant/developer shall submit an "Assessment of Existing Landscaping" within Phases I and II-A to the Development Review Committee. This Assessment Plan shall be accompanied by a "Plant Replacement and Maintenance Plan" to address the deficiencies that may be determined to be occurring in these existing phases. The purpose behind this

condition is to have a plan in place (approved by the DRC) prior to occupancy, but may not necessarily require all planting upgrades to be complete prior to occupancy. The Replacement and Maintenance Plan is intended to establish long term expectations for the landscaping integrity and appearance of the center as a whole.

PASSED AND ADOPTED THIS 13th day of November 2001, by the following roll call vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Tascona, Calloway, Steinbeck

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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