

RESOLUTION NO.: 04-091
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
ADOPTING PLANNED DEVELOPMENT 04-013 FOR THE HERITAGE OAKS BANK
(009-036-024 and 009-036-024)

WHEREAS, Planned Development 04-013 has been filed by Robert Richmond of R2L Architects on behalf of Heritage Oaks Bank, to construct 28,200 square feet of new office space, where 8,000 square feet would be an expansion of the existing Heritage Oaks Bank on 12th Street; and

WHEREAS, the Heritage Oaks Bank site is located on the southeast corner of Vine Street and 13th Street; and

WHEREAS, the General Plan land use designation of the Project site is Community Commercial (CC) and zoning designation is General Commercial, Planned Development Overlay (C1,PD); and

WHEREAS, at its August 10, 2004 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 04-013 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Project qualifies for adoption of a Mitigated Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Heritage Oaks Bank Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project will be creating office professional uses in the downtown area in a manner consistent with the adopted Economic Development Strategy.
2. 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 the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
 - B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.

- C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
- D. The design and the density of the Project is compatible with the surrounding development and does not create a disharmonious or disruptive element to the neighborhood.
- E. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not 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 04-013, subject to the following conditions:

STANDARD CONDITIONS:

- 1. The Heritage Oaks Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.

PLANNING 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.

- 2. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Conceptual Site Plan
C	Conceptual Exterior Elevations (Building 1 and 2)
D	Conceptual Exterior Elevations (Building 3)
E	Preliminary Landscape Plan
F	Color and Materials Board (on file in the Community Development Dept.)

- 3. This Development Plan for PD 04-013 allows for development and operation of the 28,200 square foot of professional office buildings, where 8,000 square feet would be an expansion to the existing 7,050 square foot Heritage Oaks Bank building.
- 4. Prior to the issuance of a Building Permit, a Shared Parking Agreement shall be entered into between Heritage Oaks Bank and The Paso Robles Inn (Martin Resorts). The agreement is in order for Heritage Oaks Bank to use 26 parking spaces. The 26 spaces will include 11 spaces at 00 12th Street and 15 spaces within the existing parking lot area for the Paso Robles Inn.
- 5. Exterior light fixtures including any building mounted or parking lot pole lights shall be fully shielded. Cut-sheets of the lights shall be submitted with the submittal of the construction plans for City review.

6. Prior to the issuance of a Certificate of Occupancy for any building, the applicant shall supply a letter to the City from the Arborist acknowledging that all oak tree mitigation measures have been completed in an acceptable manner.

ENGINEERING SITE SPECIFIC CONDITIONS:

7. Prior to occupancy, the applicant shall remove and replace the existing alley approaches at 12th Street and 13th Street. The existing north-south alley shall be ground and repaved with a center gutter in accordance with City Standard A-17. A center gutter shall be placed in the east-west alley along the frontage of the project.
8. Prior to occupancy, the applicant shall reconstruct curb, gutter and sidewalk on Vine Street and 13th Street as directed by the City Engineer.
9. Prior to occupancy, the applicant shall provide a street light mid-block on Vine Street.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

10. The “archway” shown over the alley entrance off of 12th Street shall be omitted, since it would be located within a public alley and that it would be in conflict with height requirements for emergency vehicles.

OAK TREE MITIGATIONS:

Mitigations for both Tree 1 and 2:

11. Pathways and parking areas that run under tree canopies should be made out of porous pavers to allow oxygen and moisture to reach the root systems.
12. Utilities such as water, gas, power, cable, storm drainage, telephone, and sewer etc.. should be directed away from under the canopy and the CRZ of the two trees. If this is not possible or feasible then they should be bored under the tree at a minimum depth of 3’-0”. Consult with the City and/or the Arborist for further directions.
13. Where a building is placed within the canopy of a tree the foundation should be designed so that it bridges across any root system.
14. Any foundation or other structure that encroaches within the drip line of trees shall be dug by hand.
15. At no time shall tree roots be ripped with construction equipment. If any over 2” are accidentally ripped they shall be cut perpendicular to the direction of growth with a handsaw and no tree wound paint shall be applied.
16. 4 foot high construction fencing shall be placed around any tree that is to be protected and saved at a distance of the drip line plus 10’-0” Once the Rough Grading is accomplished

then the fence may be moved closer to the tree and the area dug by hand or with small equipment.

17. The two protected trees to remain shall be pruned by a Certified, Insured, and Bonded Tree Surgeon before any construction is to take place.

Specific Mitigations for Tree #1

18. The Trash Enclosure must be relocated so that it is outside the CRZ and the Dripline. This tree is already under stress and we do not wish it to be under more.
19. No elevations were indicated for the tree base, however, we estimate it to be 749.6 and the finish grade of the proposed is T.C. 751.05 & the FS 750.55. With 3" for pavers & 6" Class 2 Base this would put the sub-grade at 749.8. This is still above the estimated existing grade. As long as this is uncompacted fill this is better than cut.
20. There must be positive drainage away from the tree on at least one side and the present plan appears to put the tree in a shallow pit. This will not work for the tree protection. Also the Trash Enclosure in its present location will not allow for this drainage to take place. The raised 18" high seat wall, on two sides of the tree, will have a foundation and this will probably be deep enough to cut into the trees root system. Therefore we recommend that this seat wall be removed and a curb be installed just deep enough to retain the pavers in place. This might mean a post and beam construction method to bridge across the roots that would have been discovered by hand digging. All grading in this area shall be dug by hand.
21. Permeable paving shall be placed in all locations under the drip line of the tree plus 4' that is going to have paving and any sub-paving shall not be compacted to any more than 80%.
22. Wood chips shall be placed throughout the area under the dripline to a depth of 3" but not within 3' of the trunk collar.
23. If planting is to take place in this area no irrigation shall be allowed to hit the trunk of the tree. All planting shall be drought resistant and the times and quantities of applied water shall be kept to a minimum.

Specific Mitigations for Tree #2

24. The planting area is too small for the tree to survive, and in fact is smaller than what presently exists. The tree is already trying to break out of it existing confines. We recommend that the indicated triangular planter, to the east of and next to the existing planter, be expanded to include the tree.
25. The tree elevation is not indicated on the plans but we assume that it must be approximately 752.1 while the paving elevation is between 752.0 and 752.24. All of these are close in elevations, however, if soil material is to be removed care must be taken not to damage the root system. This area must be dug by hand.

26. At no time shall tree roots be ripped with construction equipment. If any over 2” are accidentally ripped they shall be cut perpendicular to the direction of growth with a handsaw and no tree wound paint shall be applied.
27. Wood chips shall be placed throughout the area under the dripline to a depth of 3” but not within 3’ of the trunk.
28. If planting is to take place in this triangle no irrigation shall be allowed to hit the trunk of the tree.
29. Planting shall be drought resistant and times and quantities of applied water shall be kept to a minimum.

PASSED AND ADOPTED THIS 10th day of August, 2004 by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY