

RESOLUTION NO. RA 89-04

A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT
AGENCY ADOPTING STANDARDS FOR DEVELOPMENT
FOR THE PASO ROBLES REDEVELOPMENT PROJECT

WHEREAS, the PASO ROBLES REDEVELOPMENT AGENCY (Agency) is carrying out a Redevelopment Plan adopted for the Paso Robles Redevelopment Project Area; and

WHEREAS, Section 500.53 of the Redevelopment Plan authorizes the establishment of Standards for Development for areas within the Redevelopment Project; and

WHEREAS, the Agency has considered the adoption of a Standards for Development for retail commercial uses for the portion of the Project Area shown on the Map attached to the Design for Development;

WHEREAS, the Agency has previously considered and approved an environmental impact report for the development of the Project Area which included the area which is the subject of the Standards for Development; and

WHEREAS, the Agency has conducted a public hearing on the Standards for Development after published notice and notice mailed to the property owner and tenants.

NOW, THEREFORE, the Agency hereby resolves as follows:

SECTION 1. The Agency has prepared an initial study and finds and determines that the environmental impacts of related to the Standards for Development were considered in the Final Impact Report for the Redevelopment Project and that there are no substantial changes proposed in the Standards for Development, or with respect to the circumstances under which the Standards for Development will be undertaken, which will require a new or supplemental environmental analysis.

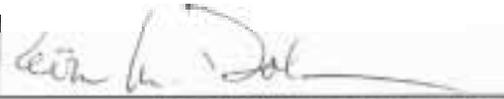
SECTION 2. The Standards for Development attached hereto and made a part hereof as Exhibit A is approved as the guide for development of the portion of the Project Area shown in the Standards for Development.

SECTION 3. The Agency Secretary shall certify to passage and adoption of this resolution and the same shall thereupon take effect and be in force.

SECTION 4. The adoption of this Standards for Development is not a determination to acquire any real property within the area included within the portion of the Project Area shown in the Standards for Development.

ADOPTED AND APPROVED this 8th day of May, 1989

PASO ROBLES REDEVELOPMENT AGENCY


Chairman Kevin Dolan

ATTEST:


Secretary Jerry Bankston

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)SS.
CITY OF EL PASO DE ROBLES)

I, Jerry Bankston, Secretary of the Redevelopment Agency of the City of El Paso de Robles, California, do hereby certify that the foregoing Resolution No. RA 89-04

was duly and regularly adopted, passed and approved by the Redevelopment Agency of the City of El Paso de Robles, California, at a regular meeting of said Redevelopment Agency held at the regular meeting place thereof, on the 8th day of May, 19.89....., by the following vote:

AYES: Conway, Russell, Martin and Dolan
NOES: None
ABSENT: None
ABSTAINED: Reneau

Dated this 8th day of May 19.89.....



Jerry Bankston, REDEVELOPMENT AGENCY
OF THE CITY OF EL PASO DE ROBLES

City of El Paso de Robles

STANDARDS FOR DEVELOPMENT FOR A PORTION OF THE PASO ROBLES REDEVELOPMENT PROJECT

The Site, consisting of two Sub-areas and described on the Site Map attached hereto as Attachment No. 1, contains a total of approximately thirty-three (33) acres of land area. Sub-area "A", consisting of approximately 9.3 acres, is proposed for new retail development; Sub-area "B" is for retail-complementary infill development. The total Site shall be redeveloped in accordance with the following controls and restrictions and for the following purposes:

I. Improvements

The basic development of Sub-area "A" of the Site shall contain approximately 160,000 square feet of commercial retail use. Sub-area "B" of the Site shall be intensively developed with retail, entertainment, or compatible service land uses.

All land uses proposed for the Site shall be subject to the City's Planned Development (PD) development review process and a Conditional Use Permit (CUP) to insure compatibility of the land uses with the purpose and intent of making Paso Robles the North County commercial retail center.

Buildings shall be constructed in conformity with the City's Municipal Code and in accordance with Agency approved preliminary construction drawings, plans, and specifications.

II. Architecture and Standards

Sub-area "A" of the Site is to be developed in a architectural style reflecting use of construction materials and style elements that compliment and match the existing character of Downtown Paso Robles. All buildings will be limited to thirty-five (35) feet in height to achieve a low profile impact. Exceptions to the height limitation may be permitted for non-occupied architectural features.

Sub-area "B" of the Site is to be developed in a manner consistent with the purpose and intent of the Downtown Paso Robles Design Guidelines, with maximum building heights limited to surrounding structures.

III. Development Standards

A. Parcel Coverage. There is no specific limitation on the percent (%) of the Site that shall be covered by buildings and structures. However, structures shall be placed on parcels at street-facing locations in a manner designed to encourage pedestrian traffic and maintain the building setback pattern of the historic Downtown Paso Robles Area.

City of El Paso de Robles

- B. All buildings shall be of such design and construction of such materials which will create unity within the development. Buildings shall be constructed in conformity with the City's Municipal Code and in accordance with Agency approved preliminary construction drawings, plans and specifications.
- C. Building Height. Building height for occupied structures shall not exceed thirty-five (35) feet.
- D. Setbacks. Building front and side lot setbacks along public streets shall be a minimized. Off-street parking areas shall maintain a minimum five (5) foot wide, heavily landscaped area throughout the perimeter.

Buildings in Sub-area "A" shall be designed as part of a coordinated design plan that focuses building orientation and pedestrian access north toward the City Park.

Setbacks in Sub-area "B" shall be consistent with existing Downtown Paso Robles development patterns.

- E. Sound Wall. Where any outdoor activity areas that are noise generating are located, including but not limited to truck loading areas, special attention will be directed to the construction of a decorative sound wall erected on the rear property line abutting residential properties. The wall shall be properly treated to insure maximum noise attenuation as well as being architecturally compatible with building within the development. The final height, type, texture and color shall require approval by the Agency.
- F. Noise. The development shall not cause noise levels to exceed five (5) decibels above the ambient noise level. The developer shall incorporate mitigating design features to maintain noise levels below the maximum level at the property line adjacent to residential property. If so determined at a later time that noise levels have exceeded the maximum level, the developer shall be responsible for correcting this matter. The development shall conform with Noise Ordinance
- G. Screening. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping, or other decorative enclosures to the extent and in the manner required by the Agency. Chain link fencing, with or without slats, is not acceptable as a screening or fencing material. Roof-mounted equipment shall be screened from view. Equipment and vents shall be painted to match the color of the roofing providing a uniform surface from above. In no case will equipment project above the top of the parapet.

City of El Paso de Robles

H. Signs. Proposed signs shall be designed to contribute positively to the aesthetic environment and shall be in conformity with the City's Municipal Code and standards set forth by the Agency. A uniform sign program shall be developed and presented as part of the precise plan package. All new signs shall be subject to Agency or delegated review and approval.

I. Landscaping. The developer shall provide and maintain landscaping within the public right-of-way, within setback areas, and on the Site, in accordance with the preliminary construction and landscaping plans. The landscaping concept shall be developed to compliment the proposed structures.

For Sub-area "A", landscaping shall be designed to provide a buffer between the Site and any adjacent residential development. Specimen-sized trees shall be incorporated throughout the development to define the boundaries of Sub-area "A" of the Site. Planting areas within walkways and adjacent to buildings shall feature different tree forms of a small scale, shrubs, and ground cover, and shall be subject to Agency approval before planting. A minimum of ten (10)% of the total development shall be landscaped, and, where appropriate to the type of vegetation, maintained with an automatic sprinkler and/or drip irrigation system.

J. Vehicular Access. The placement of vehicular driveways shall be coordinated with the needs of proper street traffic flow. In the interest of minimizing traffic congestion, the number and location of curb breaks shall be in accordance with approved basic drawings.

K. Parking. On-site and/or off-site parking for the development shall be in conformity with the City's Municipal Code.

No parking space shall be located in a setback area, except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from the Site will not cross public sidewalks. Parking spaces visible from streets shall be screened as necessary to prevent unsightly or barren appearance.

L. Loading. Loading and unloading space shall be provided as required by the City's Municipal Code. Loading spaces shall be located in a manner to avoid interference with public use of sidewalks and streets, and shall be constructed so that storm and surface waters will not drain across public sidewalks. Loading spaces visible from streets shall be landscaped or screened to prevent unsightly or barren appearance. Loading areas shall not front or be within parking areas fronting on streets.

City of El Paso de Robles

M. Utilities. All utilities for the Site shall be placed underground in accordance with the Paso Robles Municipal Code and approved by the City Engineer. The utilities on the Site shall be undergrounded at the Developer's expense.

N. Lighting. The Site, including parking areas, shall be properly and adequately illuminated. All such lighting shall be completely shielded from adjacent properties and adjoining streets. In no case shall lighting be allowed to cause a nuisance to adjacent residential properties.

Thematic lighting standards are to be used in the parking area. Said lighting standards shall be designed to not spill excess light over into bordering residences. The Site lighting plan shall be subject to Agency review and approval.

O. Refuse Containers and Service Facilities. Refuse containers and service facilities shall be located so that they are inconspicuous as possible and shall be screened by masonry walls and solid gates.

P. Variations to Standards for Development. Variations to this Standards for Development will be considered only when it has been determined that said variations will not result in any adverse effects.

All requests for variations to this Standards for Development will be considered and addressed during formal Planned Development (precise plan) review.