

# City of El Paso de Robles

## RESOLUTION NO. 90-05

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO APPROVE FINAL DEVELOPMENT PLANS FOR PHASES ONE AND TWO OF TRACT 1632 (PD 88005 - RIDER DEVELOPMENT)

WHEREAS, Conceptual approval for Planned Development 88005 (the development plan for Tract 1632) was approved by the City Council via Resolution 89-01, adopted on January 3 1989, and

WHEREAS, final development details for the perimeter landscaping, wall details, project signage and retention basin/park landscaping was approved for the first two tract phases by the City Council on June 6, 1989 via Resolution 89-66, and

WHEREAS, Rider Development, has filed an application for final approval of the development plans for model house designs for 28 of the 30 lots within the first two phases of Tract 1632 and the front yard landscaping associated with the development of those residences, and

WHEREAS, public hearings were conducted by the Planning Commission and City Council on December 12, 1989 and January 16, 1990, respectively, to consider facts as presented in the staff reports prepared for this project, and to accept public testimony regarding the proposed planned development, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings:

1. The proposed development plan is consistent with the policies established by the General Plan for the City of El Paso De Robles;
2. The proposed development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations);
3. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve the final residential development plans for the first two phases of Tract 1632 (Planned Development 88005) subject to the following conditions:

# City of El Paso de Robles

1. The conditions for Planned Development 88005 contained within Resolutions 89-01 and 89-66, being Exhibits A and B to this resolution, shall remain in effect, and in addition, Exhibits C through G of this resolution shall be in effect.

2. The following exhibits are adopted by this resolution and are either attached or kept on file in the Community development Department:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Resolution 89-01 and its Exhibits*
B	Resolution 89-66 and its Exhibits*
C	Site plan - showing foot prints and set backs (reduction attached - full size copy on file in the Community Development Department)
D	Landscaping Plan - front and street side yards (reduction attached - full size copy on file in the Community Development Department)
E	Specification Sheet for landscape and irrigation*
F1-F10	Elevations and Floor Plans (reductions attached - full size copies on file in the Community Development Department)
G	Typical Side and Rear Elevations*

\* Indicates plans are on file in the Community Development Department.

3. The side yard set back for the House Plan No. 3 on lot 12 may be reduced from 10 feet to 5 feet. House Plan No. 2 on lot 13 shall be set back 15 feet as shown on Exhibit C.

4. The landscaping treatment shall be continued along the street side yards of lots 15 and 16 (along Running Stag Way). This landscaping shall be planted and irrigated prior to building occupancy consistent with the front yard landscaping.

5. Each residence shall have a minimum of one tree that is a minimum size of 1-1/2 inch caliper trunk size. This shall be considered the required street tree. Other trees planted as part of the landscaping scheme shall be a minimum of 15 gallons in size.

6. All irrigation systems shall be automatic rather than manual.

# City of El Paso de Robles

PASSED AND ADOPTED THIS 16th Day of January, 1990 by the following Roll Call Vote:

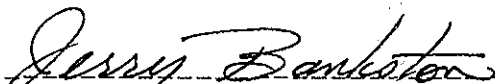
AYES: Russell, Conway and Martin

NOES: None

ABSENT: Reneau

  
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MAYOR STEVEN W. MARTIN

ATTEST:

  
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JERRY BANKSTON, CITY CLERK

NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

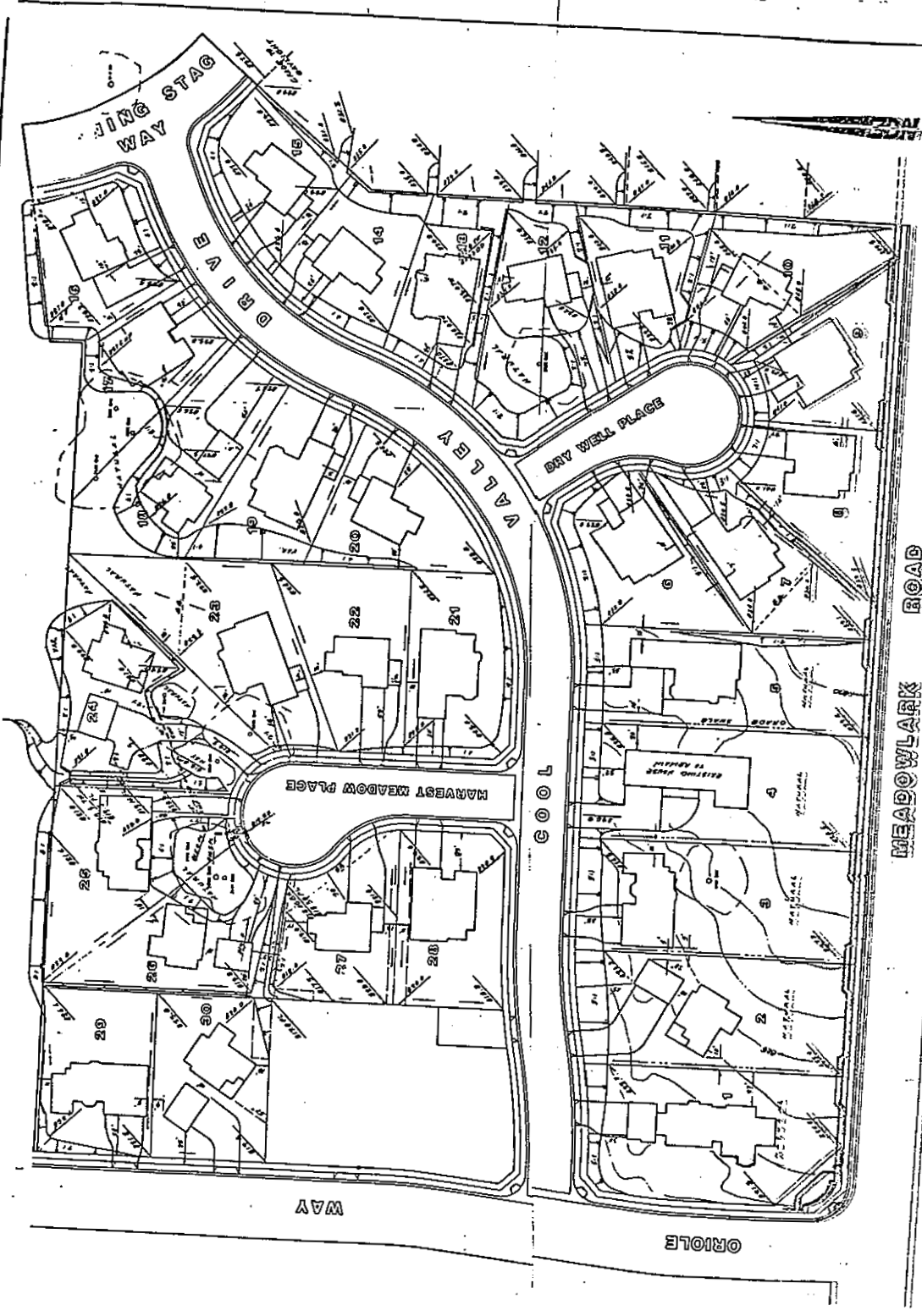
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EXHIBIT "A" - Resolution 89-01 and its exhibits are on file in the Community Development Department

EXHIBIT "B" - Resolution 89-66 and its exhibits are on file in the Community Development Department

EXHIBIT "E" - Landscape and irrigation specification sheet are on file in the Community Development Department

EXHIBIT "G" - Typical side and rear elevations are on file in the Community Development Department



SCALE 1" = 40'



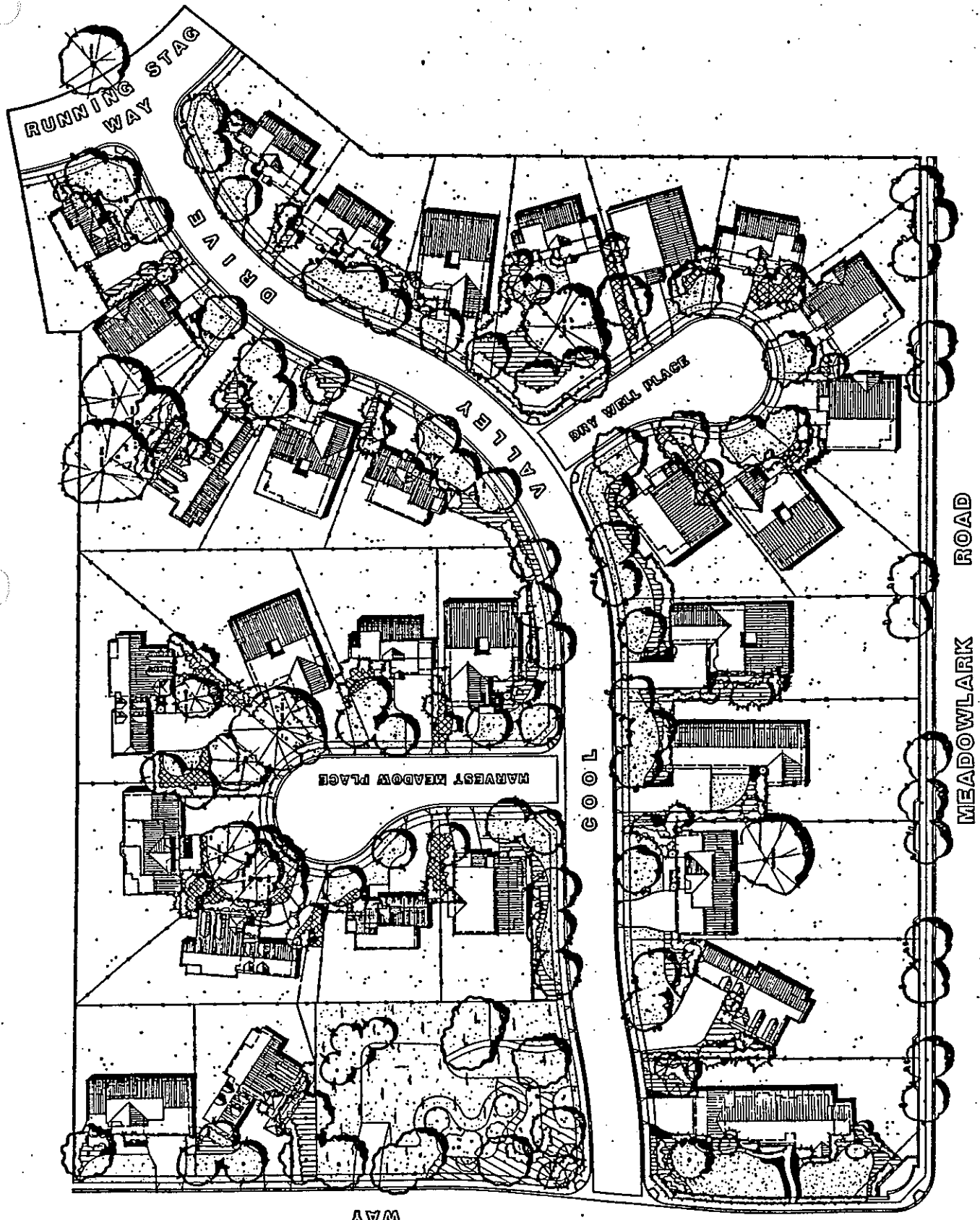
TRACT 1630

PRELIMINARY HOUSE LAYOUT

PD 88005  
EXHIBIT "C"



SCALE: 1"=40'-0"

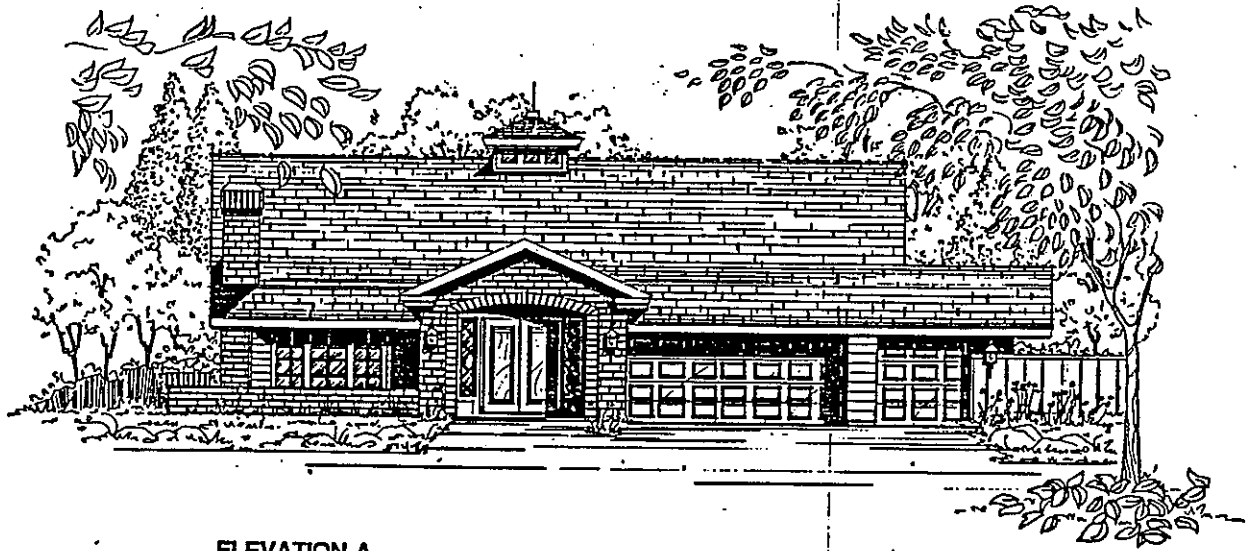


PD 88005  
EXHIBIT "D"

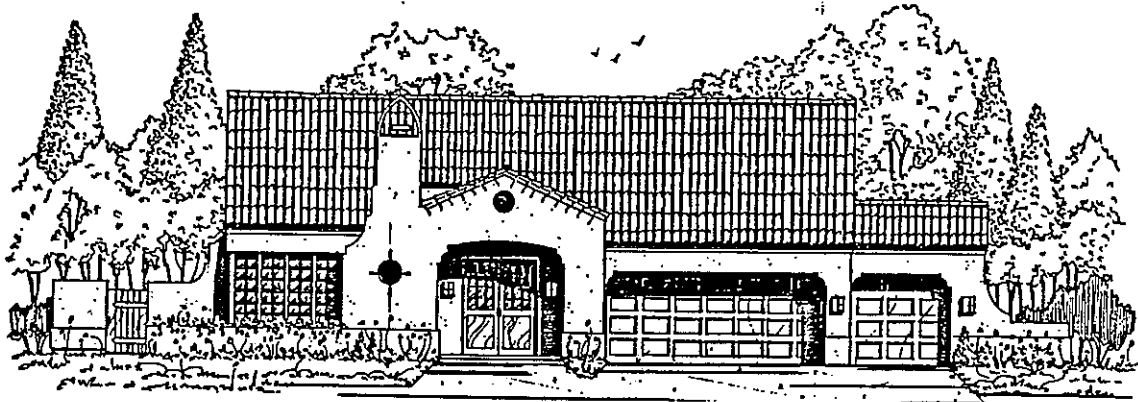
WAY

ORIOLE

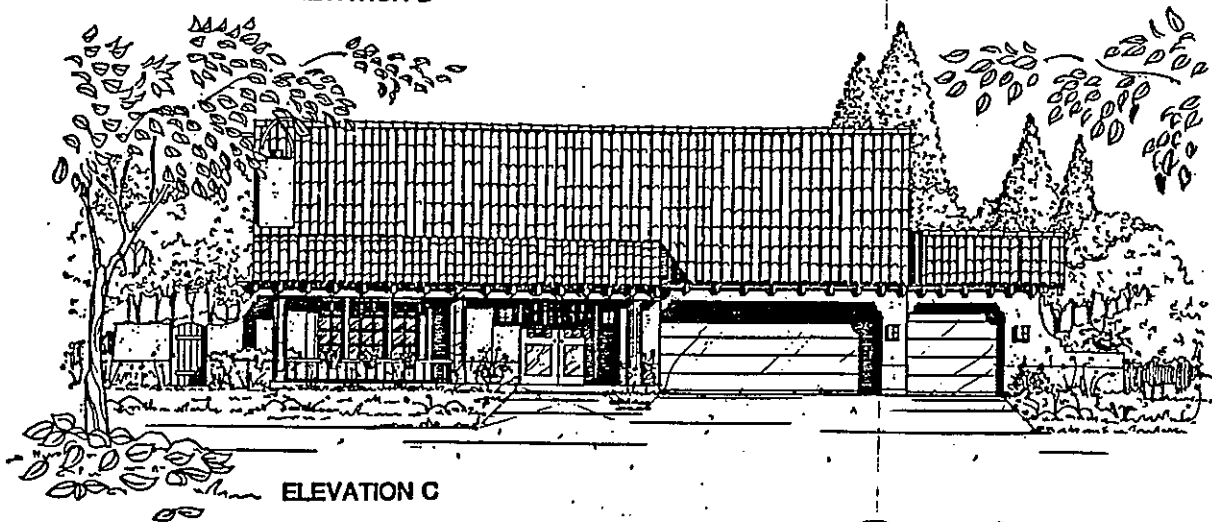




ELEVATION A



ELEVATION B



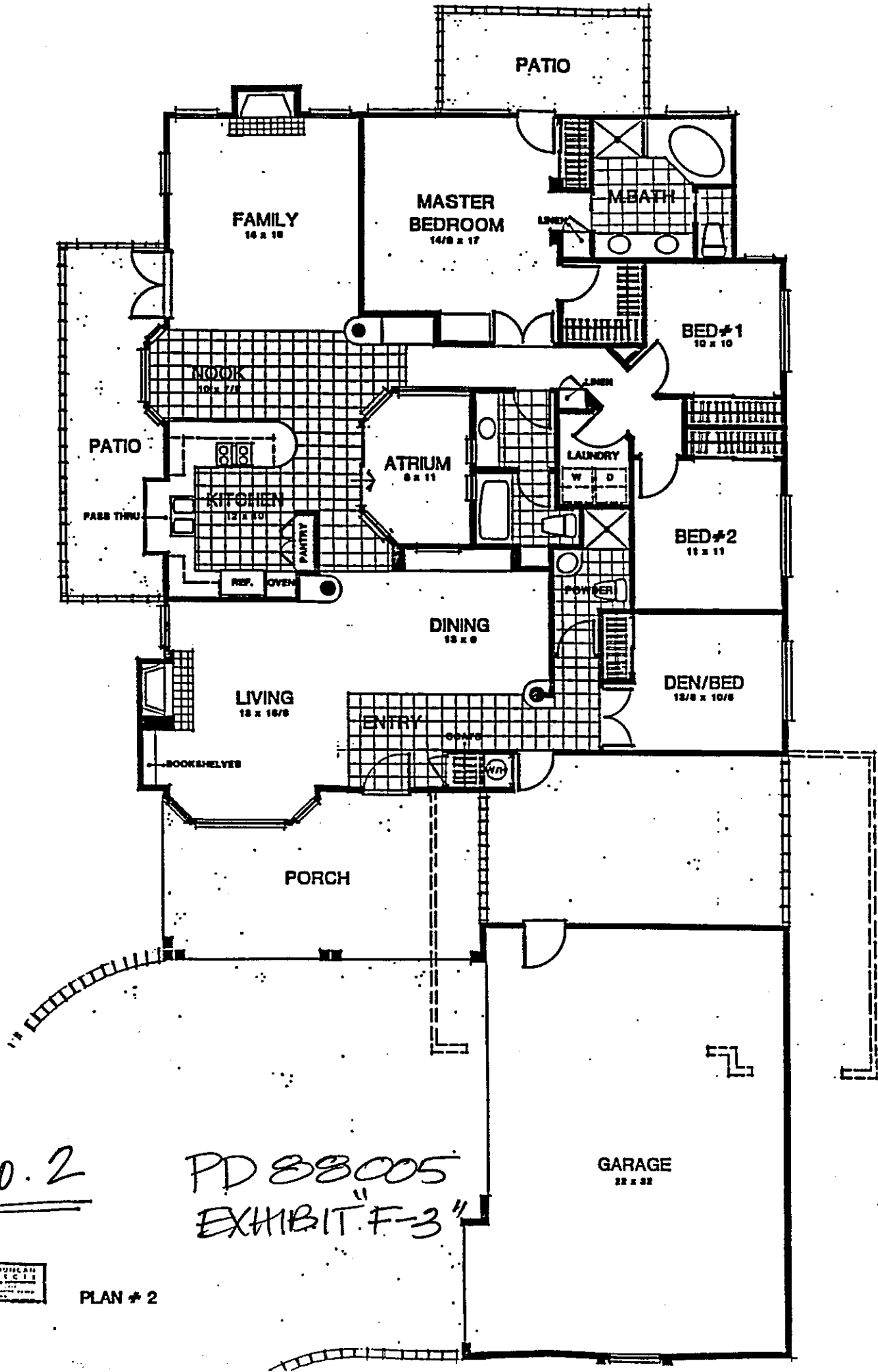
ELEVATION C

No. 1



PLAN # 1

PD 88005  
EXHIBIT "F-2"

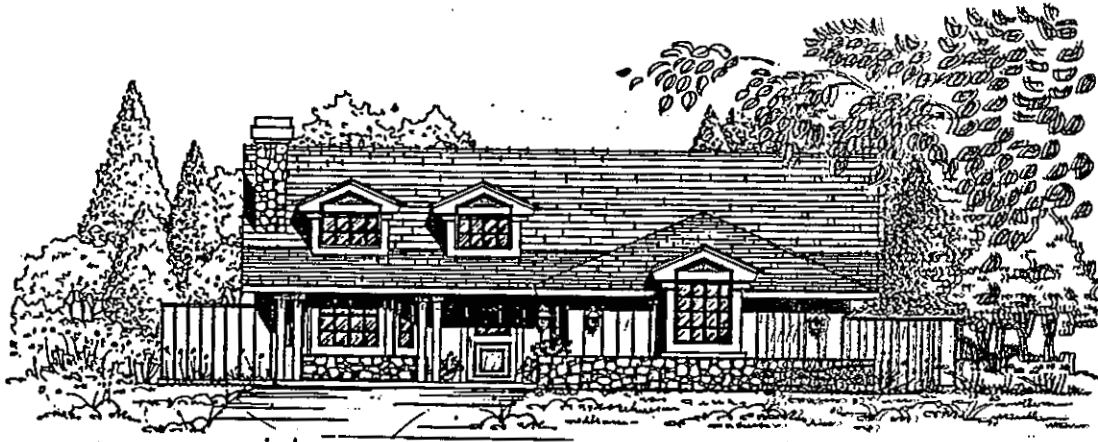


No. 2

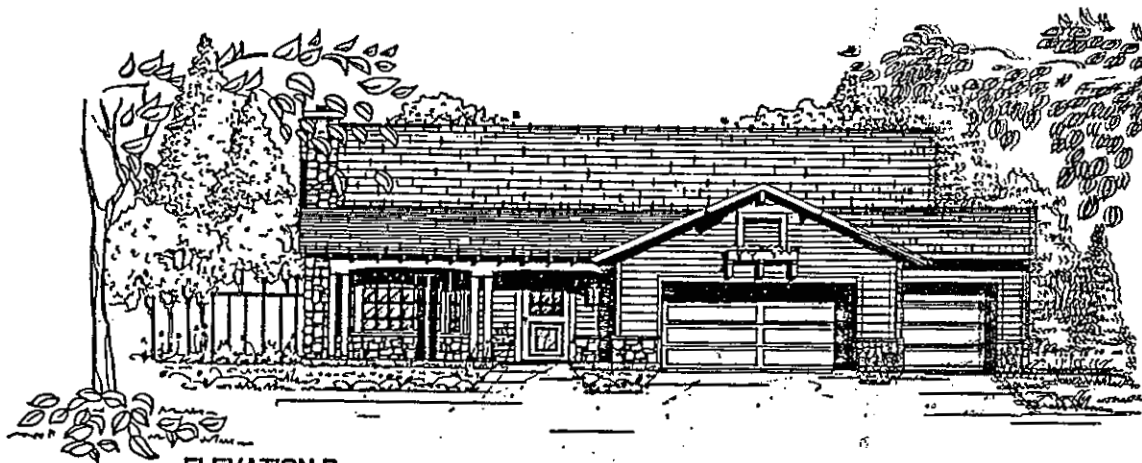
PD 88005  
EXHIBIT "F-3"

MURPHY-DUNN  
ARCHITECTS  
CORPORATION  
1000 17th Street, N.W.  
Atlanta, Georgia 30334  
Phone: 404-525-1100

PLAN # 2



ELEVATION A



ELEVATION B



ELEVATION C

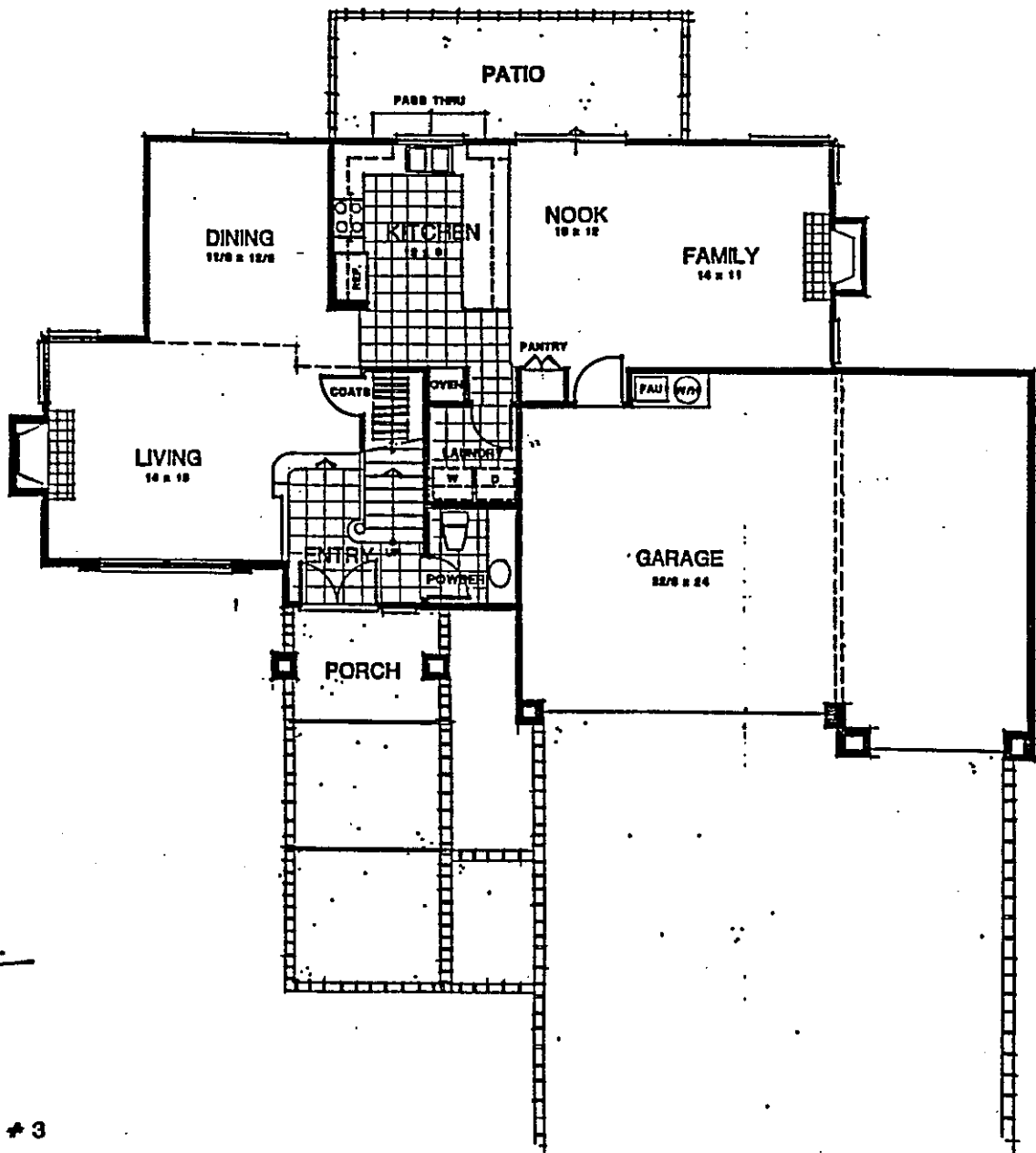
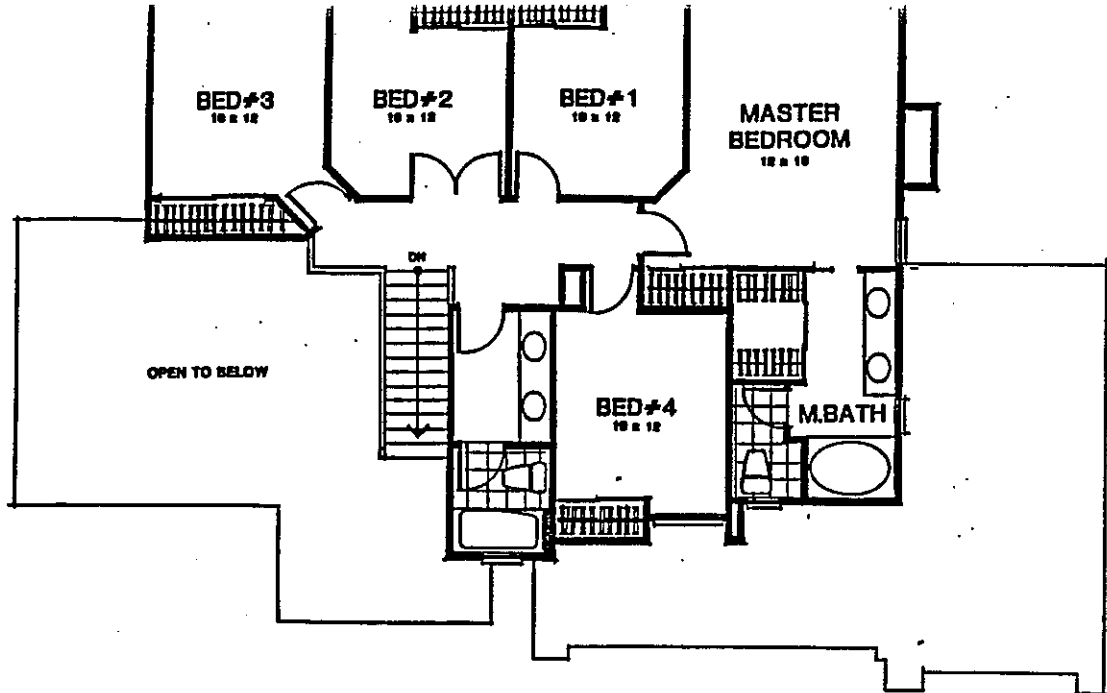
No. 2

PD 88005

EXHIBIT "F-4"



PLAN # 2

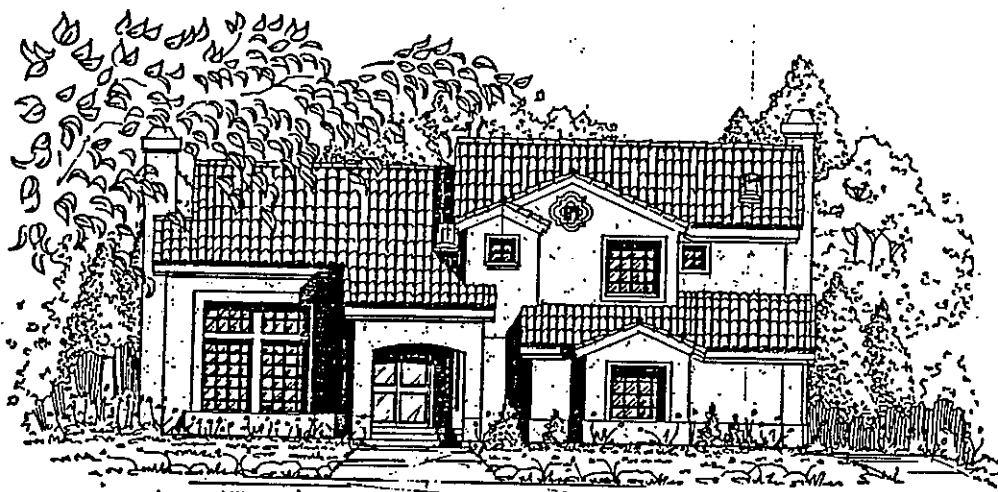


No. 3



PLAN # 3

PD 88005 EXHIBIT "F-5"



ELEVATION A



ELEVATION B

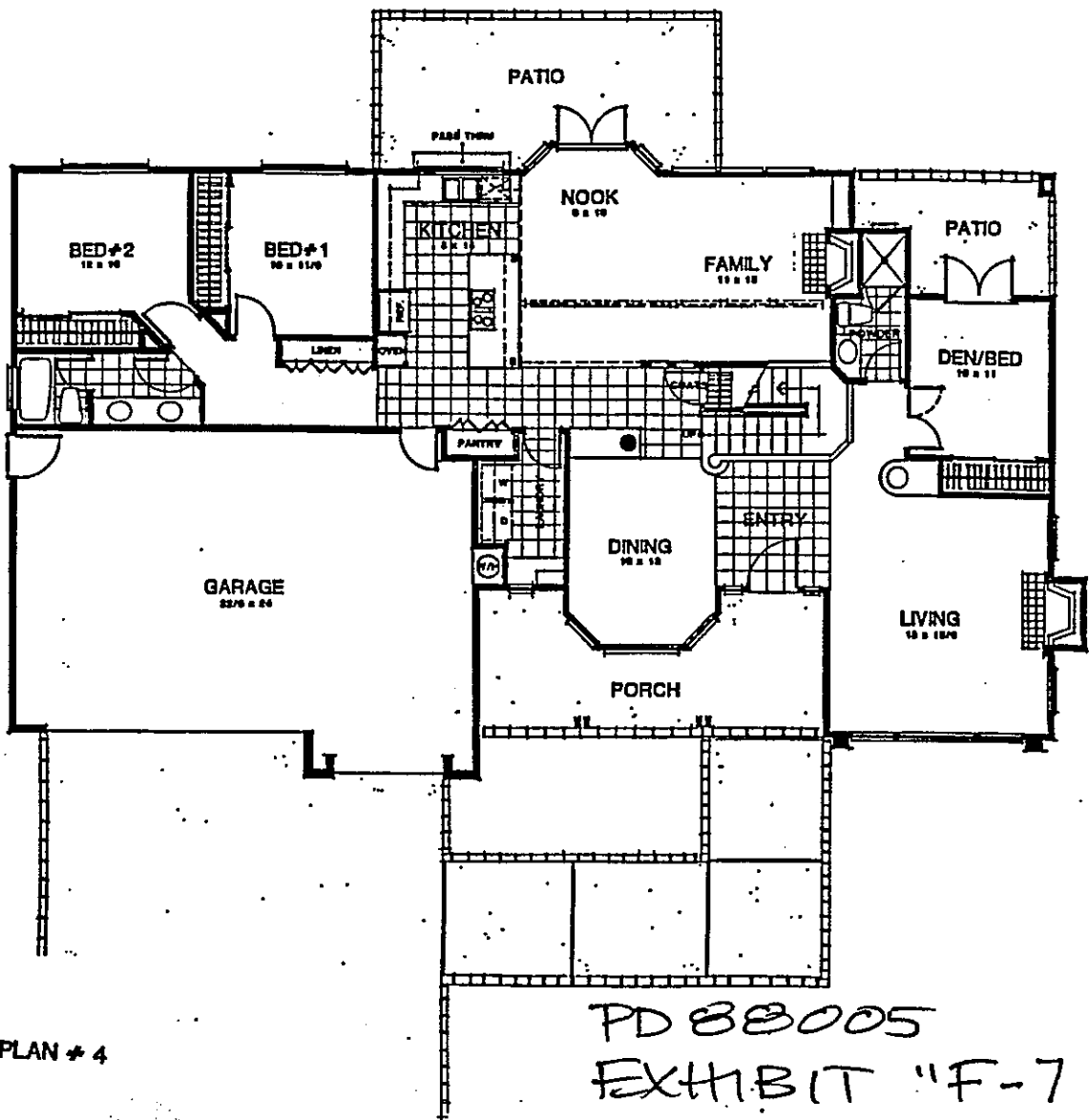
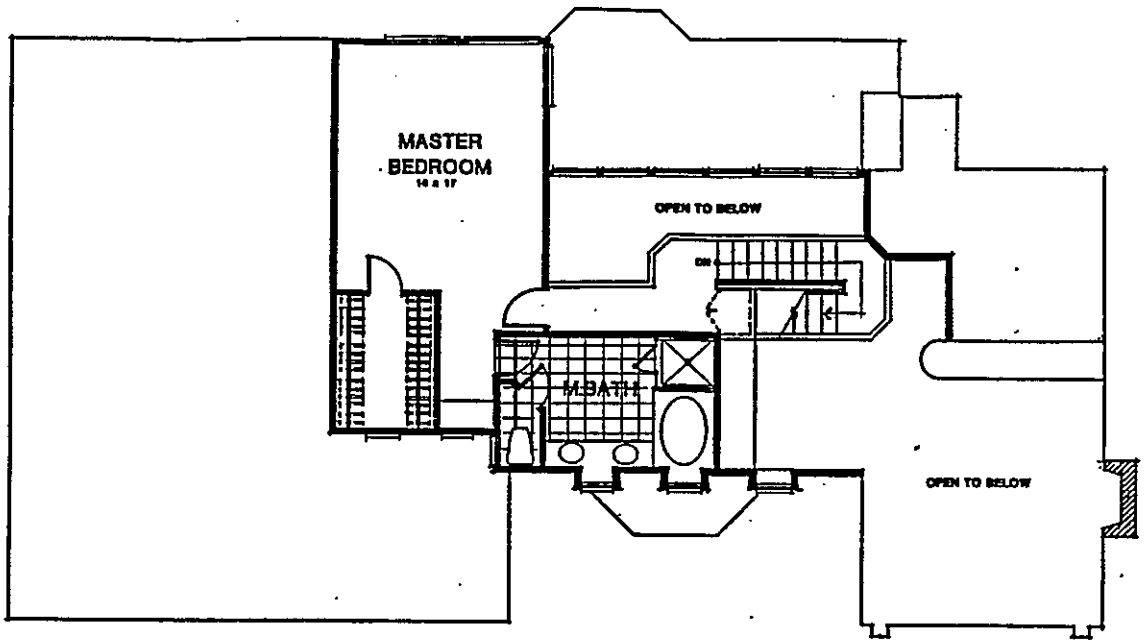


PLAN # 3 ELEVATION C

HUNAY-DUNCAN  
ARCHITECTS  
1000 S. GARDNER ST.  
DALLAS, TEXAS 75217  
214.343.1111

No. 3

PD 88005 EXHIBIT "F-6"

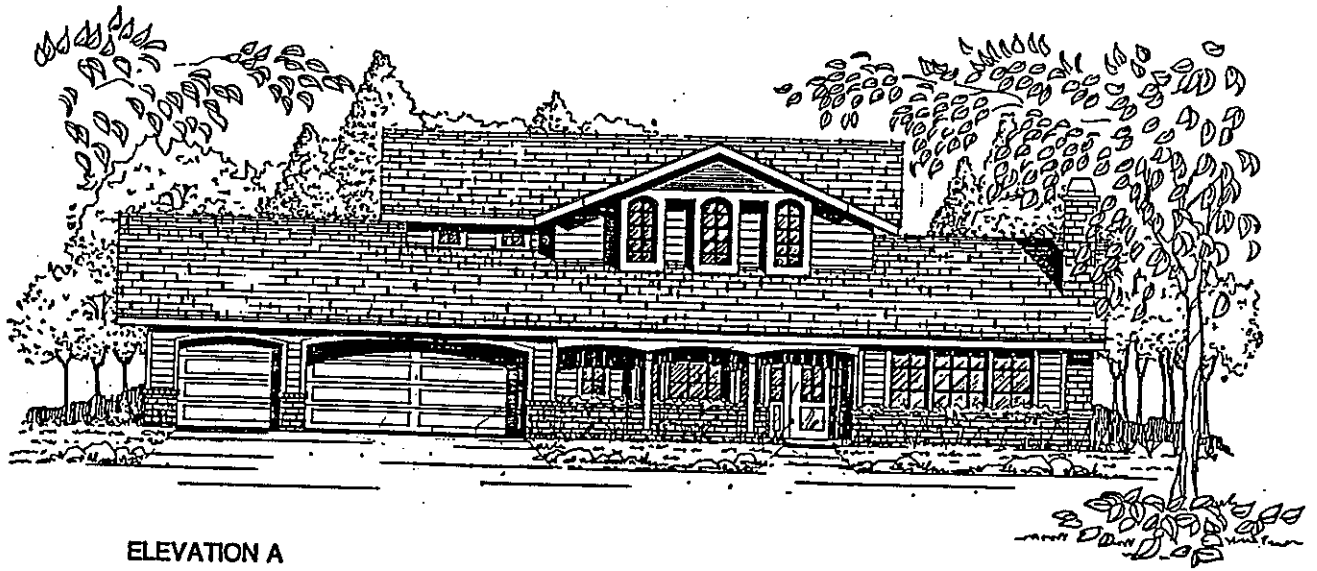


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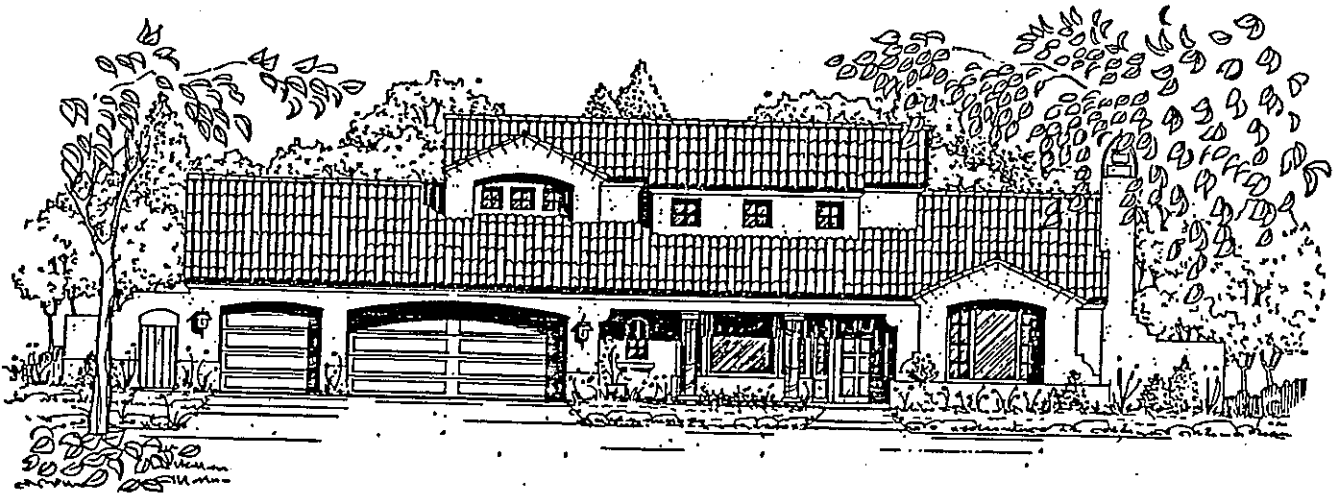


PLAN # 4

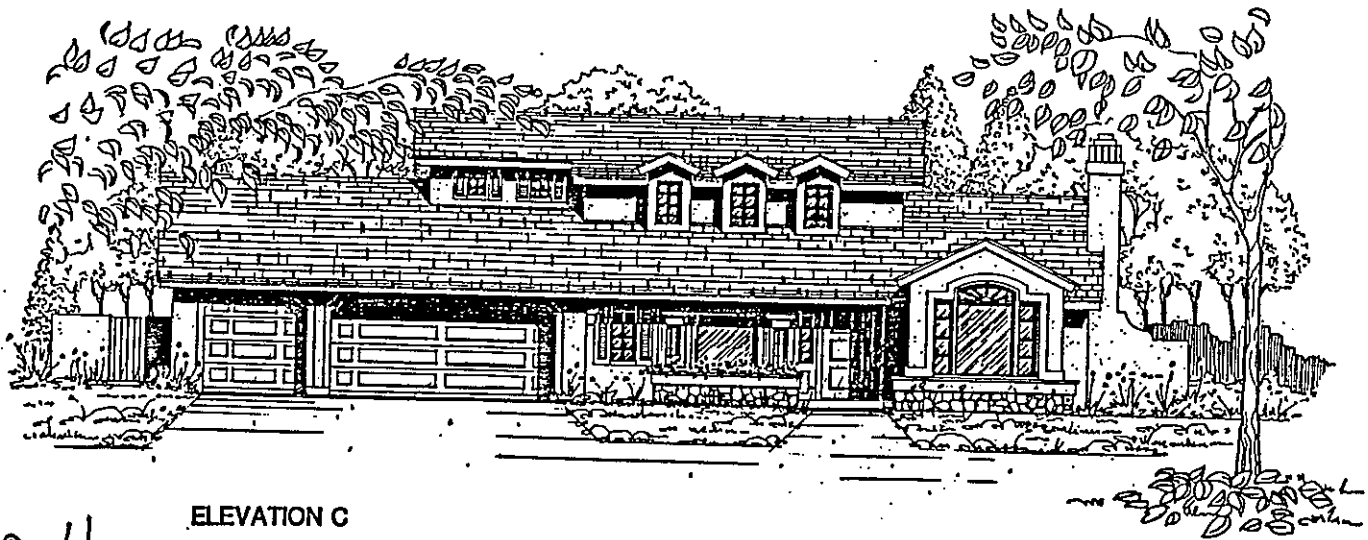
PD 88005  
EXHIBIT "F-7"



ELEVATION A



ELEVATION B



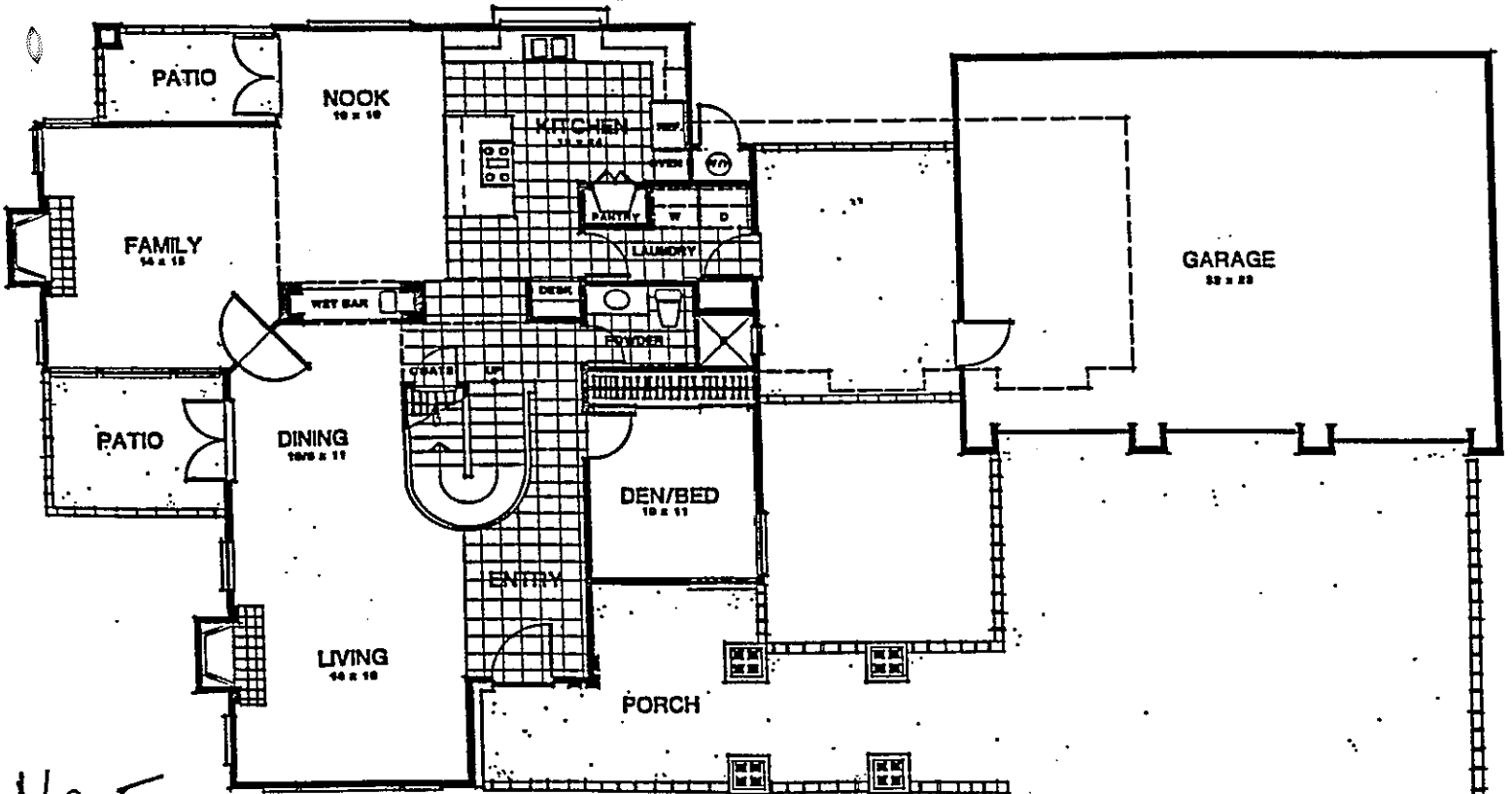
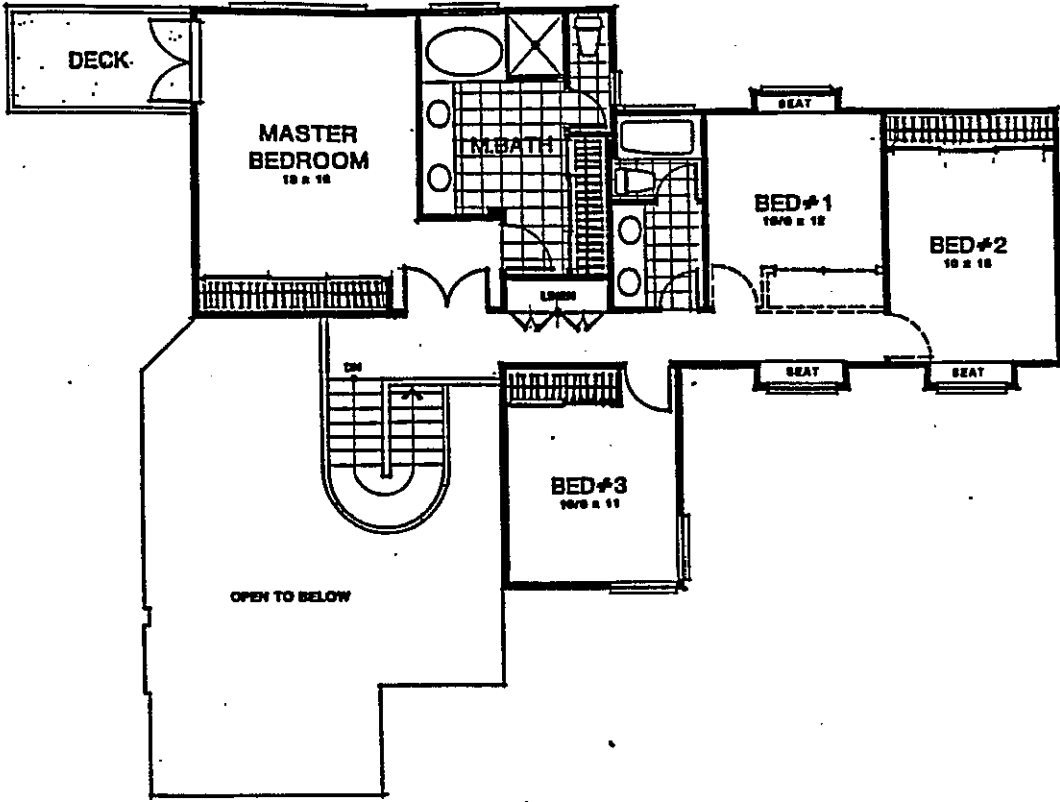
ELEVATION C

No. 4



PLAN # 4

PD88005 EXHIBIT "F-8"



No. 5



PLAN # 5

PD 88005

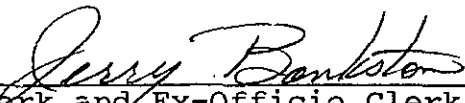
EXHIBIT "F-9"

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

I, Jerry Bankston, City Clerk/~~Deputy City Clerk~~ of the City of El Paso de Robles, California, do hereby certify that the foregoing Resolution No. 90-05 was duly and regularly adopted, passed and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 16th day of January, 1990, by the following vote:

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

Dated this 16th day of January, 1990.

  
\_\_\_\_\_  
City Clerk and Ex-Officio Clerk of the  
City Council, City of El Paso de Robles,  
State of California