

RESOLUTION NO. 92-134
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 92002
(JIM GRINNELL)

WHEREAS, Planned Development 92002 has been filed by Jim Grinnell in conjunction with Conditional Use Permit 92007 to establish development details for a 63-unit motel, grading plan and landscape plan for approximate a 1.9 acre site located on the north side of Wallace Drive, approximately 300-feet east of Golden Hill Road, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 9 and June 23, 1992, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, the Planning Commission adopted a resolution of approval for Planned Development 92002 on June 23, 1992, and

WHEREAS, an appeal was made to the City Council for Planned Development 92002, and

WHEREAS, a public hearing was conducted by the City Council on July 7, 1992, and August 18, 1992, to accept public testimony regarding the appeal of Planned Development 92002, 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 City Council makes the following findings:

1. The proposed Planned Development is consistent with the policies established by the General Plan of the City of El Paso De Robles and the Borkey Area Specific Plan;

2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations);

3. The proposed Planned Development 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 Planned Development 92002 subject to the following conditions:

PUBLIC WORKS STANDARD CONDITIONS:

1. The applicant shall pay for the following fees prior to certificate of occupancy issuance: Engineering Plan Checking, construction Inspection and any outstanding annexation fees.
2. A Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
3. All improvement plans shall be prepared by a civil engineer and shall be submitted to the City Engineer for approval. The improvements shall be designed and placed to City of Paso Robles Standards and Specifications.
4. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans.
5. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required.
6. A complete grading and drainage plan by a civil engineer shall be included with the improvement plans. Drainage calculation shall be submitted, with provisions made for on-site retention if adequate disposal facilities are not available.
7. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
8. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
9. Any grading during the rainy season will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property.
10. When retaining walls are shown on the grading plan, all such walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.

11. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed. All final property corners and street monuments shall be installed before acceptance of the public improvements.
12. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested.
13. The applicant shall install all street name, traffic signs and traffic striping as directed by the City Engineer.
14. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be placed to centerline and the remaining pavement shall be overlaid.
15. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
16. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground.
17. All utilities shall be extended to the boundaries of the project, unless it is determined that no need for future extension exists.
18. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
19. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and televised inspection with a copy of the video tape provided to the City.
20. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the Citys' fire trucks.
21. Any cost reimbursement for oversizing and extension of water and sewer mains shall be requested prior to the approval of the development map, as allowed by the Municipal Code.

22. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Master Map.
23. No buildings will be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
24. The developers' engineer will provide the City with a 100-Scale "Composite Utility Plan".
25. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum boar, etc.) and removed from the project in accordance with the City Refuse Disposal Ordinance.

COMMUNITY DEVELOPMENT STANDARD CONDITIONS:

26. The site shall be developed and maintained in accordance with the approved plans and the Zoning Code.
27. Occupancy of the facility shall not commence until such time all Uniform Building Code and State Fire Marshall's regulations have been complied with. The building shall be inspected for compliance by the appropriate department prior to occupancy.
28. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed to the satisfaction of the Community Developer Director or his designee.
29. Approval of this request shall not waive compliance with all sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans in effect at the time of issuance of building permits.
30. All signs shall be subject to review and approval by the Development Review Committee.
31. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits, or prior to final map approval in case of custom lot subdivision, or the approved use has commenced, whichever comes first.
32. All outdoor storage shall be screened from public view by landscaping and walls or fences per the Municipal Code.
33. All trash enclosures shall be constructed of decorative masonry block with gates constructed of compatible materials

as the main buildings on site. Gates shall be designed and constructed of durable materials.

34. All ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, etc., shall be located out of public view and adequately screened through the use of a combination of walls and fences, berming and/or landscaping to the satisfaction of the Community Development Director or his designee.
35. No roof mounted equipment shall be permitted.

PUBLIC WORKS SITE SPECIFIC CONDITIONS:

36. The developer shall pay their fair share cost of the future reimbursement of the Airport Sewer Main as determined by the City Engineer.
37. The developer shall be in conformance with and pay all mitigation fees established by the Borkey Specific Plan.
38. The developer shall extend the sanitary sewer main from Golden Hill Road to the easterly property line prolongation, design and grade shall be subject to review and approved by the City Engineer.
39. The developer shall reconstruct the property frontage of Wallace Drive in accordance with City frontage road standards including transition roadway from old to new alignment. The developer shall overlay the existing pavement from the westerly property line to Golden Hill Road, including the intersection, with 2" of asphaltic concrete.
40. The developer's engineer shall provide an offsite drainage study to insure positive offsite drainage. This study shall be subject to review and approval by the City Engineer. The developer shall make offsite improvements to the drainage as required by the City Engineer.
41. The developer shall provide street improvement plans and grading plans by a registered civil engineer.
42. The property owner shall offer to dedicate an additional 2' of right-of-way and a 6' wide public utility easement adjacent to the northerly right-of-way.
43. The developer shall install a 6' landscape buffer in accordance with the City frontage road standard.
44. The property owner shall petition for annexation into the Landscape and Lighting District.

COMMUNITY DEVELOPMENT DEPARTMENT SITE SPECIFIC CONDITIONS:

45. 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>
A	Site Plan
B	Preliminary Landscape Plan
C	Building Elevations
D	Preliminary Grading and Drainage*
E	Building Materials Sample Board*

* Indicates plans/materials that are on file in the Community Development Department.

46. The applicant shall utilize a heavy weight, architectural quality composition roof shingle in order to provide the maximum level of visual depth and interest to the roof. If an alternative roofing material is proposed, the Development Review Committee shall review and approve the new material.

47. All conditions contained within the resolution approving Conditional Use Permit 92007 shall be complied with in a manner acceptable to the City of Paso Robles.

48. All on-site curbing shall be concrete.

49. This proposed project is within the Borkey Area Specific Plan. As the plan area develops this site's existing access from Wallace Drive may be altered due to the implementation of the Borkey Area Specific Plan. Therefore, the applicant shall record a notice, prior to occupancy, informing all future property owners that the existing access to this site via Wallace Drive may be altered in the future by the installation of a signal, the construction of an interchange at the intersection of Golden Hill Road and Highway 46 or by someother means.

50. The applicant shall comply with all conditions of approval for the Negative Declaration in a manner acceptable to the City of Paso Robles.

51. All lighting shall be designed so as to be shielded (directing downward rather than outward).

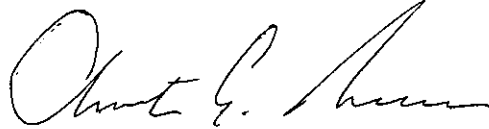
PASSED AND ADOPTED THIS 18th day of August, 1992 by the following
Roll Call Vote:

AYES: Heggarty, Macklin, and Iversen

NOES: Martin, Picanco

ABSENT: None

ABSTAIN None



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



RICHARD J. RAMIREZ, CITY CLERK