

RESOLUTION NO. 12-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 11-007 CRESTON ROAD AT NICKERSON DRIVE
(GOLDEN OAKS DEVELOPERS, INC.)
APN: 009-451-017

WHEREAS, Planned Development 11-007 has been submitted by Ted Weber, Architect, on behalf of Golden Oaks Developers, Inc., requesting to construct a 5-unit apartment complex on a vacant 1-acre site; and

WHEREAS, the project is located on the north side of Creston Road at the intersection of Creston Road and Nickerson Drive; and

WHEREAS, Section 21.23B.030(5a), of the Zoning Code require the development of 5 or more residential units go through the development plan (PD) review process; and

WHEREAS, in conjunction with PD 11-007, the applicants have submitted an application for Rezone 12-002, requesting to change the zoning on the site from R1-B3 to R2; and

WHEREAS, changing the zoning to R2 would bring the zoning designation into compliance with the current RMF-8 Land Use designation; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 28, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, rezone and associated Negative Declaration; and

WHEREAS, the Planning Commission recommended that the City Council approve the PD 11-007, Rezone 12-002 and associated Negative Declaration; and

WHEREAS, a public hearing was conducted by the City Council on March 20, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, rezone and associated Negative Declaration; and

WHEREAS, a resolution was adopted by the City Council approving a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Rezone applications in accordance with the California Environmental Quality Act; and

WHEREAS, based upon 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 City Council makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing multi-family residential development in an area of the City that is in close proximity to schools, churches and shopping.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Planned Development 11-007, subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

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
B	Title Sheet
C	Civil Title Sheet
D	Grading Plan
E	Grading Sections
F	Utility Plan
G	Landscape Plan
H	Lower Floor Plan 1 & 2
I	Upper Floor Plan 1 & 2
J	Lower Floor Plan 3, 4 & 5
K	Upper Floor Plan 3, 4 & 5
L	Elevations 1 & 2
M	Elevations 3, 4 & 5 (east/south)
N	Elevations 3, 4 & 5 (west/north)

3. This PD 11-007 allows for development of a 5-unit apartment complex as presented in the Exhibits listed above.

4. Prior to the issuance of a building permit for the main building the following final details shall be submitted for Planning Division Staff review:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
 - e. Fencing Plan (if any fencing)
5. The final landscaping plan shall comply with the requirements with in the City Landscape and Irrigation Ordinance (Chapter 21.22B).
6. Prior to the issuance of a grading permit, the applicant shall work with Paso Robles Waste to determine what type of trash container(s) will be required for this complex (individual containers for each unit, or a common dumpster). A decorative masonry trash enclosure will be required to be constructed with screened gates. The size and location of the enclosure will depend on the type of container required. More than one enclosure may be necessary.
7. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view with architectural features and vegetation that is dense and high enough to conceal it.
8. The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 3 projects.
9. Street improvements shall be completed on Creston Road including curb, gutter, sidewalk, street lights and landscaping in accordance with plans approved by the City Engineer. Sidewalk improvements must be extended to Ivy Lane.
10. An 8-inch sewer line must be extended to the property in Creston Road from Ivy Lane.
11. A new fire hydrant must be installed on the project frontage.
12. Due to the potential number and extent of new utility trenches, it may be necessary to overlay the paving on the north half of Creston Road along the frontage of the property in accordance with the City's pavement management program. The paving will be completed in accordance with plans approved by the City Engineer.

PASSED AND ADOPTED THIS 20th day of March 2012 by the following roll call vote:

AYES: Steinbeck, Hamon, Gilman, Strong, Picanco
 NOES:
 ABSENT:
 ABSTAIN:

Duane Picanco, Mayor

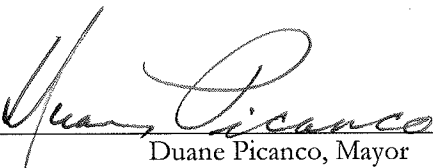
ATTEST:

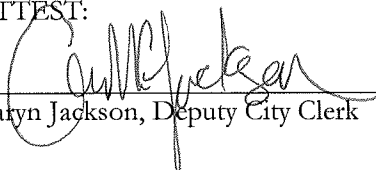
Caryn Jackson, Deputy City Clerk

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