

# City of El Paso de Robles

RESOLUTION NO. 91-02  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 90016  
(JACOBS, ARCHITECTNICS, WHEATLEY)

WHEREAS, Martin Jacobs, Architechnics, and Alice and Erin Wheatley have filed an application for a Planned Development to authorize the use of "density zoning" instead of minimum lot size to enable the subdivision (via individual parcel map applications) of four neighboring parcels and to establish a plan line for the realignment of James and Cherry Streets in a manner to minimize grading and impacts to oaks; and

WHEREAS, the site is located in a Planned Development Overlay Zoning District; 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, public hearings were conducted by the Planning Commission on November 19, 1990 and by the City Council on December 4, 1990 and January 2, 1991, 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, a Negative Declaration was adopted for this project in accordance with the California Environmental Quality Act; 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 for the City of El Paso De Robles;

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.

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NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve Planned Development 90016 subject to the following conditions:

1. This Planned Development authorizes the creation of lots with widths and depths less than those required by the R-1,B-2 regulations in return for the realignment of James and Cherry Streets in a manner to minimize grading and impacts to oaks.

2. The maximum number of buildable residential lots within this Planned Development shall be 8. Lots shall be arranged in substantial conformance with the plan attached as Exhibit "A". No lot within this planned development shall be eligible for further subdivision; lots may not be combined for subsequent resubdivision. Minor lot line adjustments may be approved by the Planning Commission.

3. All buildings shall meet the required set backs contained in Table 21.16E.220 of the Zoning Ordinance (R-1 set back standards).

4. Individual development plans for all lots shall be subject to the following:

a. "Custom" lot/home residential development (residential designs unique to each lot), approval by the Architectural Review Committee (ARC) prior to building permit issuance shall be obtained. Said development plans shall consist of a site plan, grading and drainage plan, landscaping plan and elevations (to include colors and materials). Development shall be in compliance with the adopted Hillside and R-1 Ordinances as administered by the ARC.

b. Where 2 or more dwelling units with similar floor plans and/or elevations are to be built within this planned development, final approval shall be given by the Planning Commission after consideration of the recommendation of the ARC. Such review shall require the filing of a Planned Development application which shall include a listing of the proposed mix (number of houses to be built for each model and percentage of the tract that a model will represent); and, a site plan of the phase, showing all lots, the footprints of the houses to be built, roof ridges, and the model number of the houses where applicable).

5. Parcel maps filed pursuant to this Planned Development shall ensure and pay their fair share, prior to Final Map approval, of the construction of drainage improvements to properly convey runoff from Blackburn Street to the blue-line stream.

6. "Geology and soils reports" shall be prepared for all buildings within this Planned Development.

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7. Pad grading shall be prohibited on all lots within this Planned Development.

8. Parcel maps filed pursuant to this Planned Development shall ensure the construction of Blackburn Street in an orderly manner with appropriate temporary turn-arounds. Options for achieving this include:

a. Development of existing lots along Blackburn Street shall occur in a sequential manner from the west, at the edge of existing improvements, to the east;

b. In the event that the existing lots along Blackburn Street do not develop sequentially from west to east, the following options may be pursued:

(1) The first lot to develop shall construct the necessary improvements;

(2) The owners may enter into an appropriate agreement to ensure the orderly development of Blackburn Street provided that said agreement is executed and recorded prior to approval of the final map. Said agreement shall be in a form acceptable to the City Engineer and the City Attorney.

9. Dedication and improvement of James Street and those utilities to be constructed in its right-of-way shall occur in an orderly and simultaneous manner. The precise location of the cul-de-sac bulb may be adjusted to facilitate improved access to the northern portion of Lot 5 of Knox's Resubdivision of Lot 10 of the Villa Lots Subdivision (Architechnics' parcel). An appropriate agreement among the owners of the properties within this Planned Development to ensure the orderly development of James Street shall be executed and recorded prior to approval of the final map. Said agreement shall be in a form acceptable to the City Engineer and the City Attorney.

10. The oak tree within the right-of-way of Cherry Street at the proposed realigned intersection with James Street shall be accurately located. Design of street improvements in James and Cherry Streets in a manner to preserve this oak shall be subject to the approval of the City Engineer and shall maintain the total minimum lot area for all lots within this Planned Development necessary to comply with the density that could be attained via strict compliance with the requirements of the R-1, B-2 Zone.

11. Approval of this Planned Development is contingent upon approval of Street Abandonment 90007.

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PASSED AND ADOPTED THIS 2nd Day of January, 1991 the following Roll Call Vote:

AYES: Russell, Picanco and Martin

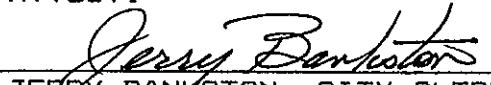
NOES: None

ABSENT: Reneau

ABSTAINED: Iversen

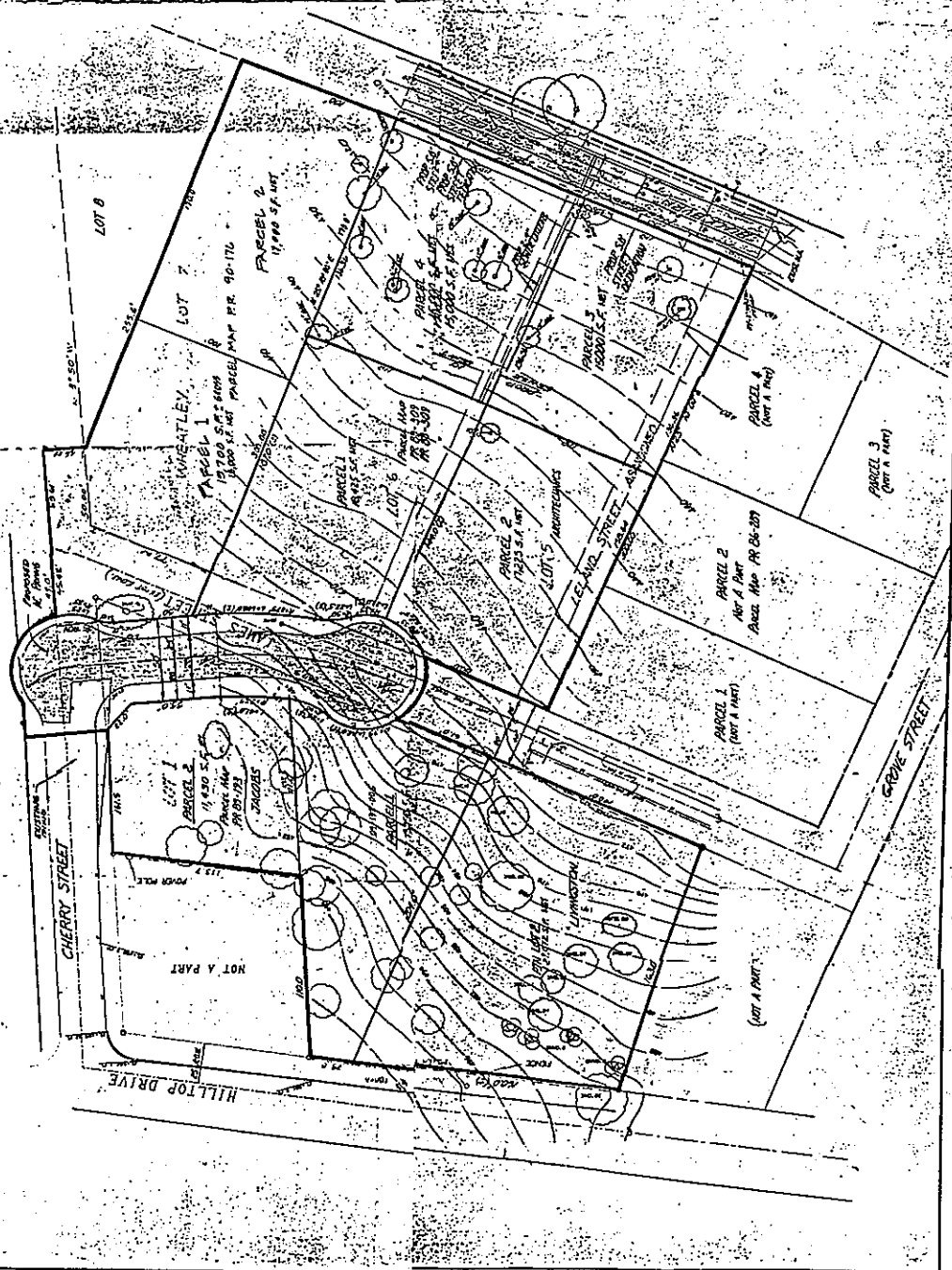
  
MAYOR CHRISTIAN E. IVERSEN

ATTEST:

  
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.

ED\PCLMAPS\JAMES\PD.RES



**EXHIBIT "A"**

PD 90016