

RESOLUTION NO. 91-35

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO DENY APPROVAL OF
PLANNED DEVELOPMENT 90006
(MDC CONSTRUCTION AND DEVELOPMENT)

WHEREAS, the applicant, MDC Construction and Development has filed a Planned Development and Tract application to authorize the subdivision of a 10 acre parcel into 61 single family residential lots located on the west side of Creston Road, opposite Cedarwood Drive;

WHEREAS, the project site is located within the R-3, Planned Development overlay zone; and

WHEREAS, On May 14, 1990 a City Council study session was held to discuss, as a general policy question, the appropriateness of approving single family subdivision developments within multiple family zoning districts. The consensus of the Council was that it was inappropriate to approve what would in effect be substandard single family residential subdivisions in multiple family zones; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 12, 1991 and by the City Council on April 2, 1991, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the proposed development, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received, the City Council makes the following findings with regards to the proposed Planned Development:

1. The proposed setbacks for the individual units do not meet minimum standard setback requirements;
2. The proposed side and rear yards appear to be inadequate in size to provide private open space;
3. The proposed off-street visitor parking encroaches upon the frontyards of several units;
4. The proposed interior streets are too narrow to accomodate on-street parking and the amount of off-street parking provided appears to be too little to prevent on-street parking.

City of El Paso de Robles

5. Because of inadequate clustering of dwelling units, the overall design of the subject project does not provide adequate visual relief, usable open space and recreation areas.

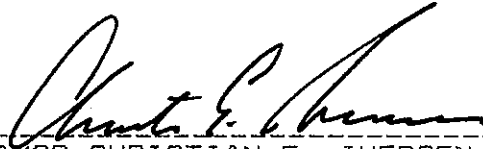
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby deny Planned Development 90006 and permits filing of a planned development application without fees if a complete application is filed within 90 days from the adoption date of this resolution.

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

AYES: Martin, Reneau, Picanco, Russell and Iversen

NOES: None

ABSENT: None



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.

COLLEEN\TRACTS\2000-MDC\RESOPD.DEN