

RESOLUTION NO. 91-104
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 90018
(OWNER: TERRANCE FLATLEY)

WHEREAS, Planned Development 90018 has been filed by Terrance Flatley in conjunction with Tract 2018 to establish approval of individual lot development, landscaping and fencing treatment for a proposed subdivision of approximately 82 acres of land located on the east side of Buena Vista Road north of Experimental Station Road, into 27 single family residential lots, and

WHEREAS, the site is located in the Borkey Area Specific Plan Area which effectively establishes Planned Development Overlay Zoning District requirements, 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 July 9, 1991 and August 6, 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 resolution was adopted by the City Council finding that this project significantly complies with the adopted Borkey Area Specific Plan and the EIR which was adopted in conjunction with that plan and therefore not requiring additional environmental review under CEQA, 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 and Borkey Area Specific 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve Planned Development 90018 subject to the following conditions:

1. The maximum number of buildable residential lots within this Planned Development shall be 27. Lots shall be arranged as approved by Tentative Tract 2018, attached as Exhibit A. No lot within this tract 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.

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	Tentative Tract and Development plan which include: <ul style="list-style-type: none">o Conceptual Landscaping for 80 foot buffer at project entrance and street tree plantingo Conceptual Fencing locations and details
B	Resolution granting tentative map approval to Tract 2018*

* Indicates exhibit is on file in the Community Development Department.

3. Development of homes shall meet or exceed standards established within the City's Zoning Regulations and adopted Borkey Area Specific Plan (BASP), including but not limited to property line set backs. These set backs are as follows (as established by the BASP):

Front Yard: 50 feet
Side Yard: 30 feet
Rear Yard: 50 feet

4. The applicant shall submit detailed landscaping and irrigation plans for the 80 foot buffer strips along "A" Street at the Buena Vista intersection. Installation of this landscaping and irrigation shall be done in conjunction with tract improvements.

All required landscaping shall be installed with automatic irrigation systems. The system design and water meter shall be located at the cost of the developer in a manner subject to approval by the Director of Community Services.

5. Responsibility for funding of landscaping and fencing maintenance shall be under a Benefit Maintenance District with the option for the City Council to contract maintenance services to a Home Owner's Association if one is formed.

6. Project development, including but not limited to landscaping, park development and construction of homes shall be in compliance with the policies (Page 43) and project design requirements (Pages 68-73) as established by the Final Borkey Area Specific Plan.

7. Access easements for landscaping maintenance shall be provided in a form subject to approval by the Director of Public Works and Director of Community Services.

8. Minimum caliper size for all trees used for street tree planting or entrance way planting shall be determined by the Architectural Review Committee.

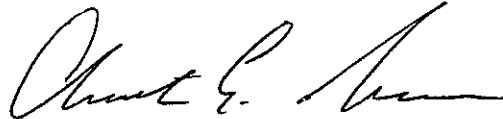
9. The applicant shall submit a detailed fencing plan for all 27 lots to the Architectural Review Committee (ARC) for final approval. The ARC shall have the ability to require rear yard fencing (in addition to side and front as noted in the BASP) in order to create continuity through the project.

PASSED AND ADOPTED THIS 6th day of August, 1991 by the following Roll Call Vote:

AYES: Russell, Martin, Picanco and Reneau

NOES: Iversen

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

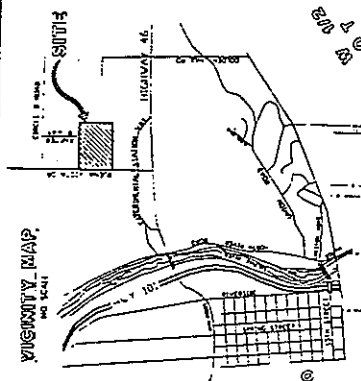
ATTEST:


DEPUTY 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.

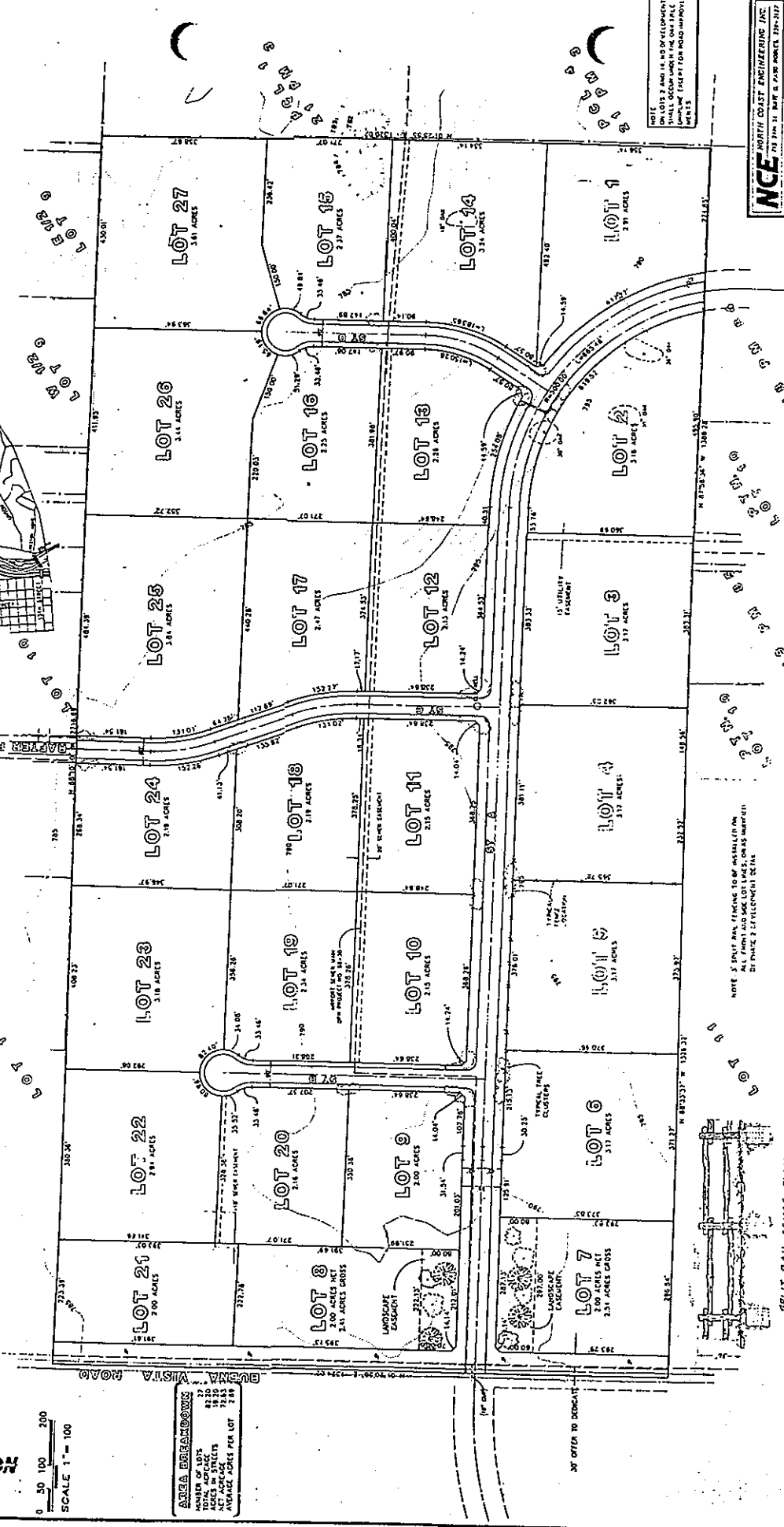
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VESTING TENTATIVE TRACT 2018 AND DEVELOPMENT PLAN
 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 9 OF THE RANCHO SANTA YSABEL AND ADJACENT LANDS ACCORDING TO THE MAP RECORDED JANUARY 25, 1887, IN BOOK "A" OF MAPS AT PAGE 29, RECORDS OF SAN COUNTY



ENGINEER'S STATEMENT
 I HEREBY STATE THAT THE MAP AND THE IMPROVED LOTS HEREIN SHOWN, AND THE REST OF THE MAP, WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE CITY ORDINANCES OF THE CITY OF PASO ROBLES.
 DATE: 7-6-20
 SIGNATURE: [Signature]

OWNER'S STATEMENT
 I HEREBY STATE THE APPROVAL OF THE DIVISION OF REAL PROPERTY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA, AND THE CITY OF PASO ROBLES, CALIFORNIA, AND THAT THE INFORMATION GIVEN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 SIGNATURE: [Signature]
 ADDRESS: 2300 SERRAVALLO DRIVE, SHALIMAR, CALIF. 92582
 SECOND OWNER: E.C. SEGLER AND LUCILLE B. SEGLER



AREA BREAKDOWN

TOTAL AREA	12.20 ACRES
TOTAL IMPROVED	12.20 ACRES
ACRES IN STREETS	1.20 ACRES
AVOIDANCE ACRES PER LOT	0.45 ACRES

NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SPECIFIED IN THE CITY TRACT MAPS. THESE MAPS ARE FOR INFORMATION ONLY.

NCE NORTH COAST ENGINEERING, INC.
 2300 SERRAVALLO DRIVE, SHALIMAR, CALIF. 92582
 (951) 741-1111

TRACT 2018 / PD 90018
EXHIBIT "A"

EXHIBIT "B" - RESOLUTION APPROVING TRACT 2018
IS ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT