

RESOLUTION NO. 91-108
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 90012
(OWNER: MAYNARD POTTER)

WHEREAS, Planned Development 90012 has been filed by Maynard Potter in conjunction with Tract 2004 to establish approval of individual lot development, street tree and fencing treatment for a proposed subdivision of approximately 5.75 acres of land located on the south side of Experimental Statio Road between North River Road and Buena Vista Road, into 5 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 23, 1991 and August 20, 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 90012 subject to the following conditions:

1. The maximum number of buildable residential lots within this Planned Development shall be 5. Lots shall be arranged as approved by Tentative Tract 2004, 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
B	Resolution granting tentative map approval to Tract 2004*

* 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 the set backs for residential development as defined by the R-1,B-4 zoning district.

4. All residences and accessory buildings located on lots 1, 2 and 5 shall be maintained a minimum distance of 50 feet from the property boundary which is adjacent to Highway 46 East. This open space/landscaping easement shall be recorded on the final map as constructive notice to future property owners.

5. The applicant shall submit a detailed street tree planting plan to the Architectural Review Committee (ARC) which shall show placement, species, sizing and irrigation method for all trees. The appropriateness of clustering of required number of trees and the minimum caliper size for all trees shall be determined by the ARC.

6. Project development, including but not limited to street tree planting, fencing and construction of homes shall, at a minimum, be in compliance with the policies (Page 43-44) and project design requirements (Pages 68-73) as established by the Final Borkey Area Specific Plan.

7. The applicant shall submit a detailed fencing plan for all 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.

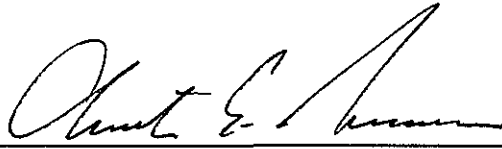
PASSED AND ADOPTED THIS 20th day of August, 1991 by the following Roll Call Vote:

AYES: MARTIN, RENEAU, RUSSELL AND IVERSEN

NOES: None

ABSENT: None

ABSTAIN: Picanco



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



CITY CLERK, DEPUTY

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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