

RESOLUTION NO.: 99-010  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PHASE I OF PLANNED DEVELOPMENT 97009  
(ERSKINE)  
APN: 009-751-053

WHEREAS, Tentative Tract 2254 has been filed by Tom Erskine, a proposal to subdivide an approximate 25.3 acre site into 87 lots for 85 single family dwelling units (two lots are detention basins), and

WHEREAS, the proposed subdivision would be located on the Northwest corner of Creston Road and Beechwood Drive, and

WHEREAS, Planned Development 97009 has been filed in conjunction with this tentative map request for the purpose of establishing lot sizes and configurations which meet the requirements of the R-1 zoning district, and

WHEREAS, the applicant has requested a two part planned development process and will submit at a later date (prior to final map) an application for the second phase of Planned Development 97009, which will address issues such as landscaping, architecture, fencing, and other issues will be considered by the Planning Commission at a noticed public hearing prior to recordation of any tract map, and

WHEREAS, an Expanded Initial Study was prepared for this project and a mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on January 12, 1999 via Resolution 99-008, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 12, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, 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 Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;

- b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
- c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
- d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 97009 (Phase I) subject to the following conditions:

SITE SPECIFIC CONDITIONS:

- 1. The project shall comply with all conditions of approval contained in the resolution granting approval to tentative tract 2254 and its exhibits.
- 2. Phase II of the planned development shall be applied for and cover the following issues:
  - a) Landscaping plans in all common areas and detention basins
  - b) Street tree plan
  - c) Decorative sound wall design and materials
  - d) Architecture of homes, style material, etc., four sided architecture
  - e) Entry way wall / signage.
  - f) Privacy fencing and perimeter fencing
  - g) Setbacks, usable rear yard areas

PASSED AND ADOPTED THIS 12<sup>th</sup> day of January, 1998 by the following Roll Call Vote:

AYES: Warnke, Ferravanti, Finigan, Steinbeck  
NOES: None  
ABSENT: Nemeth  
ABSTAIN: Johnson

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CHAIRMAN GEORGE FINIGAN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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