

RESOLUTION NO.: 99-021
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 98015
(CGC Enterprises)
APN: A Portion of 009-761-012 & 009-761-07

Tentative Tract 2311 has been filed by Camille Politte of CGC Enterprises, a proposal to subdivide an approximate 49 acre site into 72 lots for 72 single family dwelling units, and

WHEREAS, the proposed subdivision would be located West and Southwest of Nicklaus Drive, East of South River Road, South of Niblick Road, and

WHEREAS, Planned Development 98015 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district, 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 February 23, 1999 via Resolution 99-020, and

WHEREAS, as modifications and flexibility in zoning standards is requested by the applicant for the following:

- a. to modify the A-5, Hillside Street Standard for Serenade Drive to reduce grading and impact on oak trees, and
- b. for 18 out of the 72 lots, the applicant is asking to reduce the front yard setback from 15 feet to no less than 10 feet, and allow a 5 foot setback for two story homes, and
- c. that the requirement for tot lots be eliminated since a minimum 10 foot flat area across the entire width of the lot can be provided for each of the 72 lots, which is considerably more private open space area than the multi-family code would require, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 23, 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 98015 subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to tentative tract 2311 and its exhibits.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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A1 - A6	Elevations
B1 - B2	Street Tree Plan / Typical Front Yard Landscaping
C	Color / Materials Board
Full size plans are on file with the Community Development Department	

3. This Tentative Tract Map 2311 and Planned Development 98015 authorizes the subdivision of approximately 49 acres into 72 lots ranging from approximately 4,000 square feet to 16,000 square feet for the construction of 72 single family homes.
4. Any retaining wall, stem wall or deck three (3) feet or higher, shall be screened with landscaping. Prior to final map recordation, plans shall be submitted to show planting treatments for the retaining wall along Serenade Drive (If there are any) and the retaining wall

for lots 3-8. Individual lots (besides the lots 3-8) which have retaining walls, stem walls or decks three feet or higher, shall submit landscape treatment plans with the submittal for building permits.

5. Corner lots shall continue the landscaping treatments along the street side yard of the lot. A typical plan shall be submitted to show how front yard landscaping will be addressed for corner lots.
6. A Spanish style home shall utilize tile roofing only. The Craftsman home may use either tile or composition roofing materials. The composition roofing material shall be a three dimensional, architectural grade of composition.
7. For aesthetical purposes, rear yard fencing that is visible from surrounding public roads, shall utilize "plasti-coat" chain link fencing, or other "see-through fencing materials" along the rear property line. Fencing shall be shown on the building site plans for each lot, and shall be subject to staff review.
8. No two story homes shall be placed side by side on perimeter lots.

PASSED AND ADOPTED THIS 23rd day of February, 1999 by the following Roll Call Vote:

AYES: Finigan, Tascona, Ferravanti, Warnke, Johnson, Nemeth, Steinbeck

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN GEORGE FINIGAN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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