

RESOLUTION NO. 99-041

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PHASE II OF PLANNED DEVELOPMENT 98001
(CANYON PARK LLC)

APN: 009-571-014, 018, 021-and- 025-361-021 and 022

WHEREAS, Walt Franko & Jim Guthrie, on behalf of Canyon Park LLC, have filed an application for development plan PD 98001-II, to establish architecture and landscaping details for Tentative Tract 2281, Shadow Canyon, and

WHEREAS, Tentative Tract 2281 & PD 98001-I were approved on August 25, 1998 via Resolutions 98-058 & 98-059, which approved the subdivision of a 67.09 acre site into 150 single family residential parcels, located to the east and southeast of the intersection of Creston Road and Golden Hill Road, and

WHEREAS, Planned Development 98001-I was filed in conjunction with the tentative map which established appropriate lot sizes and used clustering to develop the site to minimize the impact on grading and oak trees, and

WHEREAS, at the time of the original submittal the applicant requested a two part planned development process which required the submittal of an application for the second phase of Planned Development 98001 at a later date, and

WHEREAS, an application for the PD 98001-II has been submitted proposing landscaping and architectural details for Tract 2281, 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 August 25, 1998, therefore, no further environmental review is necessary, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 22, 1999, to

consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed 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 98001-II subject to the following conditions:

SITE SPECIFIC CONDITIONS:

1. The project shall comply with all conditions of approval contained in Resolution No. 98-059

granting approval to Tentative Tract 2281 and its exhibits and Resolution No. 98-058
granting approval to phase I of Planned Development 98001 and its exhibits.

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>
A	Site Plan (Tent. Tract Map)
B	Entry Plan
C	Typical Front Yard Landscaping
D-D2	Plan 1 Elevations / Floor Plan
E-E3	Plan 2 Elevations / Floor Plan
F-F2	Plan 3 Elevations / Floor Plan
G	Color / Material Boards (large boards on file)

3. No two story houses can be built on Echo Court backing up to Creston Road, Lots 1-7.
4. Details for privacy fencing (wood and wrought iron) shall be submitted to the Planning Division for staff review. All phases shall utilize the same fencing materials and design throughout the tract.
5. Tile roofs shall be required on all homes in Tract 2281.
6. All phases 1-5 shall comply with the above exhibits. If house plans other than the plans listed above are proposed to be used, elevations and materials shall be submitted to Planning Division Staff for review to ensure compatibility with the architecture utilized in Plans 1-3. If new model homes are proposed (same floor plan used more than once) plans shall be reviewed by the DRC.
7. No two houses with the same elevation shall be placed adjacent (side by side) of each other.
8. Entry signage shall be reviewed and approved by the Development Review Committee prior to installation.
9. Landscaping shall continue down the street facing side yard of a corner lot. Materials and spacing shall be consistent with the typical front yard landscaping plans, Exhibit C.
10. Final plans for the detention basin and perimeter landscaping shall be submitted for review and approval by the DRC and Gary Perruzzi of the Streets Department. The plant palette shall include species of plants and trees that will provide variation in height, width and screening qualities.
11. Any stem walls, retaining walls or decks three (3) feet or higher, shall be landscaped for screening purposes. Screening shall be shown on landscaping plan prior to the issuance of building permits.
12. Sod should be used for front yard lawns, if seeding is proposed, it should be done at appropriate times of the year and not in the winter months.

13. The “stepped pads” in phases I & II of the tentative tract map can be replaced with a flat pad with the use of decorative retaining walls, as long all grading complies with the R1 grading ordinance.

PASSED AND ADOPTED THIS 22nd day of June, 1999 by the following Roll Call Vote:

AYES: Steinbeck, Johnson, Finigan, Ferravanti, Tascona

NOES: None

ABSENT: Warnke, Nemeth

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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