

RESOLUTION NO. 99-053
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT 90007
(KOVAL / NEWMAN)
APN: 009-751-052

WHEREAS, Rich Koval and Pete Newman, have filed an application to amend development plan, PD 90007, to allow the use of model homes, and

WHEREAS, Tentative Tract 1983 & PD 90007, were approved on December 12, 1990 via Resolutions 90-223 & 90-224, which approved the subdivision of a 9.2 acre site into 27 single family residential parcels (Lot 1 is a detention basin), and

WHEREAS, the project is located southeast of the intersection of Creston Road and Meadowlark Road, and

WHEREAS, at the time of the original submittal the applicant proposed to sell lots to individuals for the construction of homes, and

WHEREAS, the applicants have proposed the use of four (4) models ranging from 2100 square feet to 2450 square feet and the applicants would build-out the tract and sell the lots with homes on them, and

WHEREAS, with this amendment, the applicants are also proposing changing the material of the sound wall along Creston Road and Meadowlark Road from split-face block to slump stone block, and

WHEREAS, a Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved on December 12, 1999, therefore, no further environmental review is necessary, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 10, 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 an amendment to Planned Development 90007 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	Plan A Photo
B	Plan B Photo
C, C1	Plan C Photo
D, D1	Plan D Photo
E, E1	Typical Front Yard Landscaping Plan & Species List

- 3. All conditions of approval established in Resolutions 90-223 shall be abided by.
- 4. The conditions of approval established in Resolutions 90-224 shall be abided by, except for the following:

- Condition # 7 of the resolution 90-224 be revised to allow the use of model homes as proposed by this amendment.
 - Staff to review (rather than the DRC) the models and site plans for each lot to insure that they comply with this amendment and the corresponding exhibits.
 - Condition 7b be deleted since this PD amendment voids it with the approval of models.
5. Revised detailed wall plans shall be submitted for DRC approval. At the same time, revised plans for the wall for Tract 2254 shall be submitted for review by the DRC.
 6. No two houses with the same elevation shall be placed adjacent (side by side) of each other.
 7. Once the grading has been completed and prior to the issuance of building permits for the tract, the applicants shall get together with staff to determine which manufactured slopes can be seen from a public street and need additional landscaping above and beyond the required front yard landscaping. As a result of the survey, the applicant shall submit revised landscaping plans for the tract for review by the DRC.
 8. If front yards are planted in the winter months (between the months of October 15th to March 15th) sod shall be used. In the Spring and Summer hydroseeding may be used. Hydroseeding can not be approved until it is evident that the lawn is thriving and generally weed-free.

PASSED AND ADOPTED THIS 10th day of August, 1999 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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