

RESOLUTION NO. 99-061

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
AMENDMENT TO TRACT 1895 - PHASE II
(Estrella Associates)

APN: 25-391-56 & 25-391-57

WHEREAS, a request to Amend Tentative Tract 1895 - Phase II has been filed by Estrella Associates (Dick Willhoit) that proposes to redesign lots within an approved subdivision to conform with the lot configurations and street designs approved in a recent amendment to the Borkey Area Specific Plan Sub Area B in which this project is located, and

WHEREAS, the project is located on the north side of Experimental Station Road, south of River Oaks Drive, east of North River Road and west of Buena Vista Drive within the Borkey Area Specific Plan, and

WHEREAS, Tentative Tract 1895 (Phases I and II) was approved by the Planning Commission on May 1, 1990 and received subsequent time extension request approvals, and

WHEREAS, Planned Development 90004 was approved by the Planning Commission in conjunction with Tentative Tract Map 1895 on May 1, 1990, and contains site development details that establish the character of the neighborhood improvements (inclusive of landscaping, walls and parkway features), and

WHEREAS, on September 7, 1999, the City Council approved amendments to the Borkey Area Specific Plan Sub Area B after adopting a Negative Declaration for those amendments, and

WHEREAS, this Tract Amendment application proposes to reconfigure lots within phase II of approved Tentative Tract 1895 that will establish a total of 83 single family residential parcels, one commercial parcel (lot 84), and one remainder parcel that is zoned for future neighborhood commercial development, and

WHEREAS, this Tract Amendment application is consistent with the Borkey Area Specific Plan as amended by City Council on September 7, 1999, and

WHEREAS, public hearings were conducted by the Planning Commission on July 27, 1999, August 10, 1999 and September 14, 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 street abandonment application, and

WHEREAS, a Negative Declaration was adopted by the Planning Commission that established the finding of consistency of the project with the Borkey Area Specific Plan, and all of its associated environmental documents, and

WHEREAS, consideration of the Street Abandonment 99008 is a recommendation to the City Council who will take independent action and consideration of the street abandonment portion of the application, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The design of the subdivision is consistent with development standards and policies contained in and established for Sub Area B of the Borkey Area Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to the amendment of Tract 1895 - Phase II subject to

the following conditions of this resolution:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

COMMUNITY DEVELOPMENT 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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B-1 through B-6	Tentative Tract Map, Utilities, and Grading
C	River Oaks Drive Section (Formally Dallons Drive)
D	Annotated Resolution 90-66 (original tract map approval)

3. This Tentative Tract Map 1895-2 and the existing Planned Development 90004 authorizes the subdivision of approximately 36.8 acres into 83 single family residential lots ranging from approximately 7,000 square feet to 20,000 square feet in size.
4. This map also authorizes the creation of lot 84, a commercially zoned parcel which shall be subject to future detailed Planned Development and Conditional Use Permit review prior to its development in accordance with all policies and standards of the Borkey Area Specific Plan.
5. The maximum number of residential lots permitted within this phase II of the subdivision/development plan shall be 83. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments) and no lots shall be permitted to be developed beyond one unit per recorded lot.
6. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plans (Exhibits B1 - B-6, reductions attached; full size copies are on file in

the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.

7. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 90004 and its exhibits, and as amended by site specific and standard conditions contained in this resolution.

8. The following detailed plans shall be submitted for review and approval by the Development Review Committee (DRC) prior to recordation of the Final Map:
 - a. River Oaks Drive Entrance at Buena Vista Drive - Landscaping and Hardscape Treatments (including walls, decorative paving, landscaping, lighting and monument signs);
 - b. River Oaks Drive - Median Landscaping and Hardscape Treatments;
 - c. River Oaks Drive Linear Park - Reconfirmation of landscaping and park improvements located on the north side of River Oaks Drive to assure compatibility of design with currently approved plant palette and the Buena Vista Drive entrance treatment;
 - d. Internal Streets - Parkway Landscaping;
 - e. Experimental Station Road - Parkway Landscaping (11 foot easement/parkway area along north side of Experimental Station Road that is to be installed with tract improvements and maintained under the Landscaping and Lighting District).
 - f. Privacy Wall - Confirmation of design consistency of wall and its location in relation to both Phase I and II improvements.

In addition to DRC review, these plans shall be subject to review and approval by Planning and Public Works Staff for compliance with City Codes, Landscape and Lighting District Criteria, and the Borkey Area Specific Plan.

9. Prior to issuance of building permits within Phase II, if the applicant proposes home models that are different than those currently approved under Planned Development 99004, detailed plans shall be submitted to the Development Review Committee (DRC) for review and approval. These development plans shall be of adequate detail to demonstrate full compliance with the development standards and policies for Sub Area B of the Borkey Area Specific Plan.
10. Street name (or names) shall be submitted for review by the Emergency Services, Planning and Engineering Division staff. Authority to establish the new street name is hereby delegated to the aforementioned staff in this particular instance. All other streets shall be as previously determined in the Specific Plan approvals.
11. The future development of Parcel/Lot 84 at the intersection of Experimental Station Road and River Oaks Drive, and the Remainder Parcel at the northwest corner of Experimental Station Road and Buena Vista Drive, shall each be subject to the Planning Commission's review and action on both a Planned Development and Conditional Use Permit application in accordance with the development and policy standards contained in the Borkey Area Specific plan.

12. Experimental Station Road and River Oaks Drive street improvements shall be installed across all parcel frontages within Tract 1895-2, including parcel 84 and the Remainder parcel to assure orderly development.

ENGINEERING SITE SPECIFIC CONDITIONS

13. The applicant shall comply with all Standard Conditions of Approval and Site Specific Conditions of Approval, (other than those specifically approved to be amended), as previously approved by Resolution No. 90-66. The following Conditions of Approval have been satisfied and/or no longer apply and maybe deleted: #49, #50C, #50F, #52, #54, #55, #59, #65.
14. Experimental Station Road shall be dedicated and constructed in accordance to City Standard A-5.
15. Prior to the recordation of the final map, the applicant shall obtain approval from the City Council to abandon a portion of Experimental Station Road in accordance to his site plan.
16. Prior to the recordation of the final map, the applicant shall secure signed and notarized documents, ready for recordation, from the Paso Robles School District, for the dedication of additional right-of-way to allow turn pockets to be constructed in Dallons Drive.
17. In the event that the applicant cannot obtain the additional right-of-way from the School District, additional right-of-way to accommodate the turn pockets shall come from the south side of Dallons Drive. The revised/reconfigured tentative tract shall be re-submitted for the Planning Commission's review and approval.
18. Prior to the issuance of a grading permit for the on-site portion of the tract, the applicant shall obtain approval from Emergency Services that the raised medians have been designed to accommodate emergency vehicles.
19. Prior to the issuance of a Certificate of Occupancy, landscaping and irrigation in the raised medians, and parkways at all the streets shall be completed and accepted by the City Council.
20. Dallons Drive shall be constructed in accordance to the attached Exhibit "C".
21. Prior to the issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlyer's groundwater rights.
22. All internal on-site streets shall be dedicated and constructed in accordance to City Standard A-6 (Neo-traditional) as directed by the City Council at their meeting on August 17, 1999.

PASSED AND ADOPTED THIS 14th Day of September, 1999 by the following Roll Call Vote:

AYES: NEMETH, TASCONA, FERRAVANTI, JOHNSON, WARNKE, STEINBECK

NOES: NONE

ABSENT: NONE

ABSTAIN: FINIGAN

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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