

RESOLUTION NO. 99-090  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 99021  
(Weyrich Development Co.)  
APN: 025-361-012

WHEREAS, Tentative Tract 2350 has been filed by Weyrich Development Company to subdivide an approximate 90 acre site into 175 single family residential lots, and

WHEREAS, the proposed subdivision would be located west of Rolling Hills Road, east of Golden Hill Road and north of Creston Road adjacent to the Williams Plaza, and

WHEREAS, Planned Development 99021 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, the Planned Development application is being proposed to create resulting lots sizes that are generally uniform in their size and configuration (no smaller than 10,000 square feet), that are consistent with the overall base density for the site, but would not strictly adhere to the lot size and depth criteria under the hillside ordinance if these were not pad graded lots, and

WHEREAS, an Expanded Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a mitigated Negative Declaration was approved by the Planning Commission on November 23, 1999, and

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

- a. to modify the Rolling Hills Road street standard to provide a more compatible rural design with the western side of the existing portion of Rolling Hills Road, and
- b. for lots to be pad graded with a minimum lot size range from 11,250 square feet to 26,000 square feet (rather than strict adherence to lot size and dimension criteria that would be established by the hillside ordinance based on underlying natural topography);
- c. that the requirement for a minimum of a 10 foot rear yard useable area be permitted to be met for interior lots within the gated community by calculating the required square footage of rear yard area, then providing that useable area in a reconfigured manner on the same parcel (for example: rather than a linear 55 by 10 foot rear yard dimension, that same 550 square foot yard area could be provided in a different configuration that better coincides with courtyards and home design for those lots).

WHEREAS, a public hearing was conducted by the Planning Commission on November 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;
  - e. The pad grading of the site is an acceptable method of design for the project site in exchange for the provision of increased perimeter landscaping and buffers, as well as approximately 12 acres in park open space;
  - f. The modified street standard for Rolling Hills Road is appropriate based on the rural character of the street and home frontages existing along the west side of that same road;
  - g. The provision of rear yard area will be met for all homes within the tract, but through the use of customized configurations that will coincide with the home design and courtyard areas.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 99021 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 2350 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:

EXHIBIT	DESCRIPTION
A	Conceptual Overall Project Landscaping and Street Scene
B	Conceptual Entrance Treatments
C	Conceptual Detention Park and Water Tank Park Landscaping
D	Conceptual Landscaping / Wall / Setbacks Cross Sections
E1-E3	Conceptual Model Homes
F1 – F4	Oak Tree Preservation Lot Development Designs

Full size plans are on file with the Community Development Department

3. This Planned Development 99021 coincides with Tentative Tract Map 2350 and authorizes the subdivision of approximately 90-acres into 175 single family residential lots ranging from approximately 11,250 square feet to 26,000 square feet in size. The project includes the installation of perimeter landscaping, decorative perimeter walls, and park improvements as shown in the attached exhibits.
4. The final details of all project landscaping, street trees, perimeter wall, and park development plans shall be subject to review and approval by the Development Review Committee (DRC) prior to map recordation as outlined in this and/or the Resolution approving Tentative Tract 2350. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 99021) conditions.
5. Model Homes for both the Gated Community and the Conventional Subdivision shall be submitted for review and approval by the Development Review Committee (DRC) prior to issuance of any building permit within the subdivision. The final project plans shall include details that accomplish the following:
  - Architectural detailing on all street facing elevations (rear units facing Rolling Hills and Golden Hill and corner lots)
  - No roof mounted heating and air conditioning equipment
  - Tile Roofs/Stucco materials as shown in exhibits E1-E3
  - Typical front yard planting treatments to be provided in accordance with R1 standards (to include a minimum of one yard tree to supplement the parkway street tree)

- Typical side yard and slope planting on corner lots
  - Typical interior fencing detail and placement
6. To the greatest extent feasible, home models should include design measures that orient the garages away from the street face (i.e., side loading or recessed towards the rear of the parcel).
  7. The Perimeter Wall for the project shall be varied in style where ever possible, but solid where required by the Noise Study. Final details submitted to the Development Review Committee (DRC) must show location in relation to slope, all returns along street frontage and side yards, heights and step downs to adhere to set back requirements, cap and pilaster details.
  8. The applicant shall provide a Master Privacy Fencing plan for interior fencing design and locations. The plan shall include a standard design treatment, plus typical designs for the location criteria for corner lots and front yards set backs.
  9. The Perimeter Landscaping plan details shall include an ample combination of shrub, trees and groundcover to provide both a visual buffer and adequate soil stabilization. Evergreen and deciduous shrub and tree combinations shall be used in the final design palette with special care in creating a visual shield along Rolling Hills Road, along Williams Plaza and Golden Hill Road. Appropriate soil amendments and mulching cover shall be included in the planting specifications.
  10. The Water Tank Park shall be designed with the intent of functioning as an active park. Improvement plan details will include: landscaping, decorative hardscape, off-street vehicle parking, bike racks, play equipment, low level security lighting, maximization of public access, and be fully coordinated with the City's water tank improvement design approach.
  11. The Detention Basin Park shall be designed with the intent of functioning as a passive park that doubles as a storm water detention basin. Improvement plan details will include: landscaping, pedestrian access and hardscape, access from within tract, seating areas, shade, low level security lighting, bike racks, and other amenities such as barbecue areas and trash receptacles.
  12. The Entrance Gates for the private community and the Hardscape Details for other public entrances shall be consistent with placement and design as shown in the project exhibits. Final design of gates and security systems shall be subject to review and approval by Fire and Police Staff. The gate and fencing for the maintenance road connection shall be subject to fire and maintenance staff review.
  13. The Street Trees within the project shall be chosen from the City's approved street tree palette and approved by the Streets Division. All parkway irrigation shall meet City standards. All landscaping and irrigation shall be installed in conjunction with tract improvements on a phased basis.
  14. The placement of two-story homes within the subdivision shall comply with the following performance standards:

- No two-story units shall be placed on any corner lots.
  - No two-story units on lots #9,10, 47, 848, 137, 138 or 157.
  - In the not-gated portion of the subdivision, when two (2) two-story homes are plotted next to each other, the second story footprint must step back at least 20 feet from the side yard lot line (to achieve a 40 foot separation between the second floors of the two units).
  - All two-story units plotted on lots that have rear yards facing Golden Hill Road or Rolling Hills Road must have a rear yard setback of at least 30 feet from the property line or top of slope (whichever is more stringent).
15. All grading for driveways and development of homes within the subdivision in or near the drip line of existing oak trees shall be done in compliance with the conceptual approaches shown on Exhibits F1 through F4. Extraordinary grading and home design/development measures shall be expected and necessary in order to preserve existing oak trees. No oak trees are approved for removal in conjunction with the subdivision or this Planned Development application.
16. Future subdivision identification signs may be located at project entrances in accordance with the City's zoning codes subject to review and approval by the Development Review Committee. Signs shall be visually compatible with walls, landscaping and other features of the subdivision's character. Lighting shall be kept to a minimum and fully shielded.
17. Subject to demonstrating to the Development Review Committee that the intent for useable yard area is met by alternative design, the developer will be permitted on interior lots within the gated community to provide the equivalent to the minimum of a 10 foot rear yard useable area in a reconfigured manner on that same parcel. Such reconfigured yard areas must demonstrate a logical relationship to the functional layout of the home (e.g., accessibility via a doorway) and may incorporate multi-level/terraced yard designs.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of November, 1999 by the following Roll Call Vote:

AYES: FERRAVANTI, FINIGAN, STEINBECK, TASCONA, WARNKE

NOES: JOHNSON

ABSENT: NEMETH

ABSTAIN: NONE

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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