

RESOLUTION NO. 00-010
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 99027
(ELDRED)

APN: 009-751-016

WHEREAS, Tentative Tract 2351 has been filed by North Coast Engineering on behalf of Lance Eldred, a proposal to subdivide an approximate 21.3 acre site into 64 lots for 64 single family dwelling units, and

WHEREAS, the proposed subdivision would be located at the northwest corner of Creston Road and Charolais Road, and

WHEREAS, Planned Development 99027 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 property currently has an approved Tentative Tract Map 2006 and Planned Development 91005, that would subdivide the property into 68 lots for 68 single family dwellings, and

WHEREAS, Tentative Tract 2351 and Planned Development 99027 would utilize the same street and lot design, but would proposed a detached dwelling rather than a attached dwelling as approved with Tentative Tract 2006 & Planned Development , PD 91005, and

WHEREAS, an 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 January 25, 2000 (on file in the Community Development Department), and

WHEREAS, Planned Development Overlay zoning exists on to the property, modifications and flexibility in zoning standards is requested by the applicant for the following:

- a. for lots to be pad graded with a minimum lot size range from 7,000 square feet to 27,940 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);
- b. the requirement for a minimum width and depth of lots be decreased to a minimum lot width of 60 feet and a minimum lot depth of 110 feet.

WHEREAS, a public hearing was conducted by the Planning Commission on February 8, 2000, 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 99027 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 2351 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>
A	Site Plan with Model Footprints
B1-B8	Elevations
C	Landscaping Plan
D	Color / Materials Board
Full size plans are on file with the Community Development Department	

3. This Planned Development 99027 coincides with Tentative Tract Map 2351 and authorizes the subdivision of approximately 21.3 acres into 64 single family residential lots, where Lots 1-61 range in size from 7,000 square feet to 10,983 square feet and Lots 62-64 range from 11,121 to 27,940 square feet.
4. Street trees for the tract shall be planted prior to the issuance of occupancy for any dwelling unit to be built. Along all interior streets there shall be planted two (2) 1-1/2 inch caliper street trees per lot. All species of trees to be planted shall be approved by the Development Review Committee (DRC), as part of Planned Development 99027.
5. Two street trees shall be planted in each rear yard of lots abutting Charolais Road, which shall be off-set with right-of-way tree planting to create a multi-level screen effect and shall be on the same irrigation system as the right of way trees.
6. Along Charolais Road, there shall be planted one (1) 1-1/2 inch caliper street tree for every 30 feet of frontage; this shall include two oak trees for every oak tree that is authorized to be removed.
7. The following items shall come back to the Development Review Committee (DRC) for final approval:
 - a. Parkway and median landscaping
 - b. Landscaping for open space and buffer areas
 - c. Typical front yard landscaping details
 - d. Final decorative wall
 - e. Materials and Color Boards for the houses

- f. Site Plans for lots 62, 63 & 64
 - g. Entry signage if applicable
 - h. Landscaping for residual “triangular” Parcel
8. Setbacks for this subdivision shall be applied as follows:
- | | |
|-----------------|--|
| Front: | 15 feet (garage door when faces street: 20 feet) |
| Street Side: | 10 feet |
| Interior Sides: | 5 feet & 10 feet |
| Two Story Side: | 10 feet |
| Rear: | 20 feet |

PASSED AND ADOPTED THIS 8th day of February, 2000 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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