

RESOLUTION NO. 00-017
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 99023
(WHITE)
APN: 008-091-018, 019, 030

WHEREAS, Tentative Tract 2352 has been filed by Tim Roberts on behalf of Bruce White, a proposal to subdivide an approximate 4.2 acre site into 9 lots for 9 single family dwelling units, and

WHEREAS, the proposed subdivision would be located in the vicinity of the northwest corner of Vine Street and 24th Street, and

WHEREAS, Rezone 99012 has been filed to request that Planned Development Overlay be placed on the property, and

WHEREAS, Planned Development 99023 has been filed in conjunction with this tentative map requesting the reduction of minimum lot sizes as well as reducing lot depth and width, 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, and

WHEREAS, contingent on the City Council, at their meeting of February 15, 2000, adopting Rezone 99012, to add Planned Development Overlay zoning 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 10,000 square feet to 61,400 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. That the requirement for a minimum width and depth of lots be decreased from 100 feet and 120 feet respectively, to a lot width of 75 minimum and a lot depth of 102 feet minimum.

WHEREAS, a public hearing was conducted by the Planning Commission on January 25, 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 99023 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 2352 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 comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2352 and its exhibits.
3. This Planned Development 99023 coincides with Tentative Tract Map 2352 and authorizes the subdivision of approximately 4.2-acres into 9 single family residential lots ranging from approximately 10,000 square feet to 17,000 with one lot (Lot 7) being 61,400 square feet in size.
4. The final details of all project landscaping, street trees and entry wall 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 2352. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 99023) conditions.

5. Plot plans for the Subdivision shall be submitted for review and approval by Planning Staff 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.
 - Color/Material Boards
 - No roof mounted heating and air conditioning equipment.
 - 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. Final details of the entry landscaping treatment and wall (if applicable) shall be submitted to the Development Review Committee (DRC) for approval. To the greatest extent feasible (with negotiated easements) the applicant shall design the entry landscaping treatment as Casa Blanca Court to be symmetrical (i.e. like treatments on both sides)
7. The applicant shall install a six (6) foot wood privacy fence along the western and along the northern property boundaries where needed to maintain privacy.
8. The Street Trees within the project shall be chosen from the City's approved street tree palette and approved by the Streets Division (placed 40 feet on center). All parkway irrigation shall meet City standards. All landscaping and irrigation shall be installed in conjunction with tract improvements on a phased basis.
9. No two story home shall be placed on Lot 1, as determined by the Development Review Committee.
10. 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.
11. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
12. Grading modifications, consistent with the R-1 Grading Limitations (Section 21.16E.140) could be proposed (i.e. retaining wall options) provided they are reviewed in conjunction with the Plot Plan Review.

PASSED AND ADOPTED THIS 25th day of January, 2000 by the following Roll Call Vote:

AYES: WARNKE, TASCONA, NEMETH, STEINBECK, JOHNSON, McCARTHY
 FINIGAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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