

RESOLUTION NO. 00 - 029

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO PLANNED DEVELOPMENT 93008
PHASE 3 OF TRACT 2137
(APPLICANTS: RIVERBLUFF HOMES / DAN LLOYD)
APN: 25-521-001

WHEREAS, on March 1, 1988, the City Council approved Resolution No. 88-12 which adopted the Union/46 Specific Plan and certified an Environmental Impact Report (EIR) on said specific plan, and

WHEREAS, on July 12, 1993, the Planning Commission adopted Resolution No. 93-035 granting tentative map approval to Tract 2137 that allowed the subdivision of 70 acres of land located north of Union Road, bordering Riverglen Drive and east of North River Road into 108 single family residential lots and 1 open space lot in 3 development phases, and

WHEREAS, on July 12, 1993 the Planning Commission adopted Resolution No. 93-034 granting approval to Planned Development 93008 which established the framework for lot development and the specific design and placement of home models within Tract 2137, and

WHEREAS, the aforementioned Tract and Planned Development applications lapsed when time extensions were not filed prior to the July 12, 1998 expiration dates, and

WHEREAS, the on November 10, 1998 the Planning Commission adopted resolutions granting approval of the renewal of Tentative Tract 2137 and Planned Development 93008 subject to all original conditions of approval contained in Resolutions 93-035 and 93-034, and

WHEREAS, an appeal was filed of the Planning Commission's action and the City Council subsequently held an independent public hearing on December 1, 1998 at which time they approved Resolutions which authorized the renewal of Tentative Tract 2137 and Planned Development 93008 subject to all the original conditions of approval contained in Resolutions 93-034 and 93-034, and

WHEREAS, consistent with the framework of approval for Planned Development 93008, on December 20, 1994, the Development Review Committee approved detailed home models and model placement for phase 3 of Tract 2137 (previously referred to as phase1), and

WHEREAS, through the Tentative Tract and Planned Development renewal process, the Development Review Committee's December 20, 1994 action for the design and placement of home models within phase 3 of Tract 2137 remained intact, and

WHEREAS, on April 4, 2000, Riverbluff Homes (Dan Lloyd) filed an application to amend Planned Development 93008 to modify the model home architecture and placement of homes on the 44 single family residential parcels within phase 3 of Tract 2137, and

WHEREAS, the Development Review Committee (DRC) reviewed the proposed project changes at their meetings of April 10, 2000 and April 17, 2000 (with a field trip to the site on April 13, 2000) where they reached the consensus that the project amendments were acceptable modifications based on the architectural design quality of the homes and the contingency that additional two-story units were not placed adjacent to Riverglen Drive, and

WHEREAS, on April 17, 2000 the DRC recommended that the Planning Commission approve the specified Planned Development modifications subject to specific conditions on the placement (relocation) of two-story units away from Riverglen Drive, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 25, 2000, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed amendment to the development plan, 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 amendment to the 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 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 development would be consistent with the framework of the Union/46 Specific Plan ;
2. The proposed amendment to the architectural style of the homes is consistent with the framework of the neighborhood and would not unnecessarily raise the profile of home heights in situations that would affect the immediate neighboring properties.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve this amendment to Planned Development 93008 subject to the following conditions:

1. All conditions contained in Resolution 93-034 (on file in the Community Development Department) shall remain in full force and effect unless conditions are specifically superseded by conditions within this resolution.
2. The applicant shall construct the project in substantial conformance with the site, grading plan, landscaping plan and building elevations attached as Exhibits listed below and as may be modified by conditions of project approval:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A1 – A17	Model Home Designs* (Front Elevation Examples are Attached)
B	Site Plan / Model Home Placement Key
C1 – C4	Grading Plans*
D	Model Table Summary (Height Changes)

* Indicates Plans are on file in the Community Development Department.

3. Open Space Lot 35 shall be landscaped in accordance with plans approved by the Development Review Committee (DRC).
4. Fencing and landscaping shall be installed along the Riverglen Drive frontage in accordance with plans approved by the DRC.
5. A perimeter and interior lot Fencing Plan shall be submitted to the DRC for review and approval. The intent of the fencing plan shall be to establish a uniform treatment along the project's perimeter (to be installed by the developer as part of tract/home development). Also, along Via Manzanita, the intent of the fencing design (for side and rear yard lot orientations) is to provide a privacy/solid fence that will tie in to the Riverglen Drive fence treatment to the greatest degree possible.
6. Home models shall be placed on lots in accordance with Exhibit B (and as may be modified specifically by this resolution). Any deviation from this mix of models shall be subject to review by the Development Review Committee who will have the authority to approve minor modifications when it can be demonstrated that the change will not increase the height of the home or place like models next to each other. The DRC retains that ability to defer any modification request to the full Planning Commission for a full public hearing.
7. The following specific model placement revisions shall be made to Exhibit B of this resolution to minimize two-story units along Riverglen Drive and improve the pattern/repeat of two and one-story units:
 - a. Lot 1 – Revised to One-Story
 - b. Lot 2 – Revised to Two-Story
 - c. Lot 45 – Revised to One-Story
 - d. Lot 40 – Revised to One-Story

8. Consistent with the applicant's description of lowering the relative height of the under/over unit on lot 34, the model on that lot 34 shall be reversed (foot print flipped) to lower the height of the garage and ultimately further lower the height of that unit.
9. No two "like" models shall be placed next to one another unless they receive different street facing elevation variations.
10. The applicant shall submit two (2) sets of plan exhibits and a new Summary Table that reflect the changes called for in condition no. 7.
11. The applicant shall provide a Color and Material Board to the DRC for their review and approval prior to issuance of building permits.
12. Consistent with discussion at the Planning Commission meeting of April 25, 2000 the applicant shall employ measures to reduce the elevation height of structures on lots 41 and 42 (measures such as lowering the pad elevation grade). Final review of such changes would be subject to Development Review Committee review and approval.

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

AYES:	JOHNSON, FINIGAN, MCCARTHY, NEMETH, STEINBECK, WARNKE
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	TASCONA

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY