

RESOLUTION NO.: 00-033
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-007
(EARL JACOBS)

APN: 025-402-013

WHEREAS, EMK & Associates on behalf of Earl Jacobs have filed an application for Tentative Tract 2296 which proposes to subdivide an approximate 4 acre site into 11 single family residential parcels, located at the northwest corner of Mesa Road and Prospect Avenue, and

WHEREAS, the applicants are requesting that the planned development be used to reduce widths to accommodate the cul de sac design, and

WHEREAS, an Environmental Impact Report (EIR) was prepared for the Union/46 Specific Plan area and the EIR was certified for adequacy by the City Council in February of 1988, and

WHEREAS, there has been no significant increase or change in the severity of identified effects of the Specific Plan's build out since the preparation and certification of said EIR in 1988, and

WHEREAS, there has been no significant change in land use patterns within the surrounding area to this project, or significant changes to traffic circulation circumstances (with the exception of the proposal that the portion of Prospect Ave. to the north of Mesa Road remain as a private driveway), and

WHEREAS, per Section 15182 of the State's Guidelines to Implement CEQA (California Environmental Quality Act), this residential project is in compliance with the Specific Plan for which the aforementioned EIR was prepared and will therefore not require any additional environmental review, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, this item was reviewed at the Planning Commission meeting on May 23, 2000, where the Planning Commissioners were concerned with the design of the proposed private street and its

ability to handle the drainage for the area as well as the possible need in the future for a full city street, and

WHEREAS, this item was continued to the hearing of June 13, 2000, in order to allow the applicants to develop designs that show how the drainage would be handled and to also show a design for a full city street and cul de sac and how that would impact the oak trees in the area.

WHEREAS, a public hearing was conducted by the Planning Commission on June 13, 2000, where the public hearing was opened and continued to the Planning Commission on June 27, 2000, as requested by the applicant for more time to prepare the information requested by the Planning Commission, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 27, 2000, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision, zone change 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 granting of this permit, including the project's design and intensity, is consistent with and will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code, policies and plans of the City (Sections 21.16A.070(a) and 21.23B.050.A);
2. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area (Section 21.16A.070(c));
3. 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 (Sections 21.16A.070(d) and 21.23B.050.B and D);
4. 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 (Sections 21.16A.070(e) and 21.23B.050.B);
5. The proposed development plan accommodates the aesthetic quality of the City as a whole, and contributes to the orderly development of the City as a whole (Section 21.23B.050.C and F).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso

de Robles, does hereby approve Planned Development 00-007 subject to the following conditions:

SITE SPECIFIC CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2296 and its exhibits.
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	Fencing Detail
B	Landscape Plan

Full size plans are on file with the Community Development Department

3. Prior to the recordation of the final map, the following plans shall be submitted to the Development Review Committee for approval:
 - a. Landscaping plans
 - b. Street tree plan
 - c. Building elevations showing four sided architecture, with colors and materials board
 - d. Site plan showing how each lot will be developed (show footprint of the houses and driveways, model number and roof ridges)
 - e. Elevations and site plans for property line and interior privacy walls/fences
4. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Department of Emergency Services and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
5. On corner lots, the side elevation facing the street, shall have architectural features such

as “bump-outs” and trim around the windows and doors that is consistent with that which is on the front elevation.

6. Setback requirements will be in accordance with Zoning Code Table 21.16E.220 of the Paso Robles Zoning Code, Minimum Setbacks in the R-1 District.

PASSED AND ADOPTED THIS 27th day of June, 2000 by the following Roll Call Vote:

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

NOES: None

ABSENT: Johnson

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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