

RESOLUTION NO.: 00-040
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 00-005
(JM Wilson Development)

APN: 009-611-042

WHEREAS, Tentative Tract 2374 has been filed by JM Wilson Development, a proposal to subdivide an approximate 23-acre multiple family zoned site into 55 residential lots for the construction of 55 residential units, and

WHEREAS, the proposed subdivision would be located west of South River Road at its intersection with Navajo Avenue, east of and adjacent to the Salinas River and north of the Woodland Plaza Shopping center, and

WHEREAS, this subject parcel is zoned R-2, PD (Residential Multiple Family Low Density, with Planned Development Overlay), and

WHEREAS, this project site was previously developed with a Meat Packing / Slaughterhouse facility that was demolished in 1995 and was the subject of remedial environmental work, and

WHEREAS, Planned Development 00-005 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 proposes to create individual residential lots for single family home development with a minimum size of 6,000 square feet and to dedicate, in fee, a 10-acre portion of the site as permanent open space, and

WHEREAS, the Planned Development application proposes to create a single family-like residential product with individual private rear yard space and individual garages with front yards at a lesser density than normally permitted within the R-2 district, in exchange for the following reductions in zoning standards:

- a) The reduction of the set back from an Arterial Road (South River Road) for four (4) lots from 25 feet to: 13 feet, 17 feet and two lots of 19 feet;
- b) Elimination of 2 Tot-lots in exchange for providing larger private rear yard space than called for in the RMF district;

WHEREAS, a public hearing was conducted by the Planning Commission on July 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, 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 July 25, 2000, 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 set backs from South River Road (as close as 13 feet) are acceptable in this specific case based on the side yard orientation of the homes to the arterial street, along with the relative lower pad elevation of the homes in relation to the street, combined with wall and landscaping treatments;
 - f. The provision of a minimum of 584 square feet (and average of private/fenced rear yard space per residential dwelling unit adequately meets the recreational needs for residents within this project in lieu of provision of two (2) separate public tot-lot facilities;
 - g. The provision of 10-acres of permanent open space with bikeway and pedestrian path connections to the River and this open space, will adequately meet the public recreational needs of these 55 units as prescribed by the R-2 base zone for "other" public amenities;

- h. The provision of rear yard usable 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 combined side yard and/or pie shaped areas.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-005 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 2374 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	Tentative Map Master Plan
B	Tentative Map Grading Plan
C	Site Plan and Model Home Distribution
D	Typical Building Setbacks
E1-E2	Conceptual Parkway Landscaping Plans / Typical Front Yard
F	Conceptual Open Space Lot (between lots 19 & 47)
G	Wall and Fencing Plan
H1-H6	Conceptual Model Homes – Front Elevations
I1-I6	Model Home Floor Plans
J	Full Set of Model Home Plans (on File in Community Development)
K	Full Set of Model Plans for Corner Lots (on File in Comm. Develop.)
L	Color and Material Board (on File in Community Development)

3. This Planned Development 00-005 coincides with Tentative Tract Map 2374 and authorizes the subdivision of approximately 23-acres of multiple family zoned property into 55 residential lots, for the construction of a maximum of 1-dwelling unit per lot.
4. The final details of all project parkway landscaping, street trees, perimeter walls and fences, pathway development and open space landscaping 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 2374. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 00-005) conditions.

5. Final Details for Model Homes, including colors and materials, and typical front and side yard landscaping plans, 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 South River Road, and interior street corner lots)
 - No roof mounted heating and air conditioning equipment
 - Tile Roofs materials as shown in exhibits
 - Typical front yard planting treatments to include a minimum of one yard tree (per frontage) to supplement the parkway street trees
 - Slope planting adjacent to South River Road to include canopy / screen trees
6. Final Landscaping plan shall include planting details for the private yard slopes adjacent to South River Road (lots 41, 42, and 46) and Open Space slope area). Planting on these slopes 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 supplemental visual shield along South River Road. Appropriate soil amendments and mulching cover shall be included in the planting specifications.
7. 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.
8. 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.
9. Prior to issuance of building permits, the final details for model homes shall be submitted to the Development Review Committee (DRC) for review. Plans shall incorporate additional exterior detailing for the side and rear elevations that are visible from a public way (e.g. window detail/trim).
10. Setbacks for Model Homes shall be provided as shown in Exhibit D (Typical Set Backs). Based on this exhibit, where feasible, the minimum rear yard set back for R-1 zoning (20 feet) shall be provided. However, the DRC shall have the ability to review individual lots

for minor exceptions to that set back standard. In no case shall the setback be less than that required by the base R-2 District (10 feet).

11. Subject to demonstrating to the Development Review Committee that the intent for usable yard area is met by alternative design, the developer will be permitted to provide the equivalent to the minimum of a 10 foot rear yard usable 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). A minimum of 5 feet of clear/flat area shall be provided around the residence in all cases.
12. Interior/privacy fencing shall be installed by the developer in accordance with Exhibit G, in conjunction with individual home construction.
13. Private yard landscaping shall be continued around the side yard of corner lots and shown on the final landscape drawings submitted for Development Review Committee review.
14. Landscaping plans for exposed graded slopes within private yards (e.g. adjacent to lots 41, 42 and 46) shall be provided prior to issuance of building permits and installed prior to occupancy of each home.
15. A minimum usable private yard space of 584 square feet and an average of 1,700 square feet shall be provided for all residential lots in lieu of providing on-site tot-lots and/or improved active public park areas.
16. The minimum set back of residences from South River Road shall be 13 feet as shown on the project site plans. This set back is permitted based on the relative elevation of the homes to the arterial road and the construction of sound walls in accordance with the project's noise study.
17. The applicant shall apply a Graffiti-resistant surfacing to the South River Road sound wall in a manner to be approved by the Streets Division Superintendent.
18. Kiosk Mailboxes shall be utilized for the project in a manner consistent with the US Postal Service. The location of mailboxes shall be shown on final landscaping plans.
19. Street trees shall average 1 tree per 40 feet of frontage throughout the tract. Trees shall not be placed farther than 50-foot spacing.
20. The northern open space area with the bikeway/pedestrian connection to the river shall be improved as a passive use area and function as a naturally vegetated "entrance" to the Salinas River area. The minimum improvement / landscaping requirements will include street trees and parkway landscaping along the full perimeter of the cul-de-sac bulb area, the installation of the paved bike path to the project boundary, and the re-vegetation of manufactured slopes with trees/shrubs and slope cover. Planting of this can include remedial planting as may be required

by the Department of Fish and Game in association with the issuance of a Stream Bed Alteration Permit for work near the Salinas River fringe.

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

AYES: FINIGAN, JOHNSON, NEMETHN, MCCARTHY, TASCONA, WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: STEINBECK

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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