

RESOLUTION NO.: 00-046
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 00-003
(Montebello / Frank Arciero)
APN: 025-391-031, 032, 049, 050 & 25-392-006

WHEREAS, Tentative Tract 2369 (Montebello) has been filed by Frank Arciero to subdivide an approximate 185 acre site into 250 single family residential lots, and

WHEREAS, the proposed subdivision would be located south of Highway 46 East, east of North River Road and north of Union Road with connecting streets at the south end of the project site including Kleck Road, Skyview Drive and Magnolia Street, and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area, and

WHEREAS, Planned Development 00-003 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 is being proposed to create resulting lots sizes that are as small as 7,686 square feet and are “clustered” away from the Highway 46 East corridor and the adjacent oak woodland area to preserve approximately 51 acres in permanent open space, while maintaining the average lot size of 12,000 square feet and respecting the maximum residential density as prescribed by the Specific Plan, and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, Section 15182 of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part.

WHEREAS, modifications and flexibility in zoning standards is requested by the applicant for the following:

- a. Minimum lot size modified from 10,000 to 7,000 square feet (while still maintaining an average of 12,000 square feet established by the Specific Plan);

- b. Modify the widths of cul de sac lots to less than 70 feet at the 20 foot set back line because of the radius design of the bulb;
- c. For the majority of the lots to be pad graded (rather than strict adherence to lot size and dimension criteria that would be established by the hillside ordinance based on underlying natural topography);

WHEREAS, a public hearing was conducted by the Planning Commission on August 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;
 - e. The pad grading of the site is an acceptable method of design for the project site to enable a more compact (clustered design) that will provide approximately 51 acres of permanent open space, preserve the majority of the oak woodland and locate single family homes away from the immediate viewshed of the Highway 46 East corridor;
 - f. The project is consistent with the policies for development established within the Union/46 Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-003 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 2369 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 Tract Site Plan / Statistics
B	Grading and Drainage Plan
C	Circulation System
D	Site Sections
E	Tree Location Plan
F1-F7	Conceptual Individual Lot Development Plans
G	Conceptual Landscape Plan (entrances/parkways/booster building)
H	Lot Table for Cul De Sac Lots less than 70 feet wide
I	Open Space Restrictions – Future constructive notice requirements

Full size plans are on file with the Community Development Department

3. This Planned Development 00-003 coincides with Tentative Tract Map 2369 and authorizes the subdivision of approximately 185-acres into a maximum of 250 single family residential lots ranging from approximately 7,000 square feet to 40,000 square feet in size (maintaining an average of 16,589 square feet). The project includes the installation of parkway landscaping and street trees, decorative wall/landscape entrance features, water booster station building, and future homes.
4. The clustering of residential lots to a minimum of 7,000 square feet, while maintaining at least an average of 12,000 square feet for lots throughout the subdivision, to preserve oak woodland and open space adjacent to the Highway 46 corridor shall be permitted as shown on the tentative map.
5. All lots within the subdivision shall have a minimum lot width of 70 feet when measured at setback line, with the exception of those cul-de-sac lots that are listed in Exhibit H.

6. All grading, landscaping and home development within this 250 lot subdivision shall be developed in accordance with the Design Policies of the Union/46 Specific Plan. These policies include but may not be limited to:
 - a) No grading for homes can infringe upon the open space as designated in the project exhibits;
 - b) Grading shall be kept to a reasonable minimum to gain an adequate home site;
 - c) There shall be a minimum of a 50 foot setback from the edge of the bluffs on the west side of "B" Street to stay clear of the unstable bluffs identified within the Specific Plan exhibits;
 - d) No construction shall occur in natural slope areas of 30% or greater;
 - e) Development should be set back from the edge of natural drainage course a minimum of 25 feet where possible.

Note: See the adopted Specific Plan for listing of all standards.

7. The final details of all project landscaping, street trees, water booster building architecture, and project signs 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 2369. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 00-003) conditions.
8. Prior to map recordation of each phase, Model Homes for future tract development shall be subject to review by the Development Review Committee (DRC). The developer shall provide a plan package to include: site plan (with setbacks and model locations), typical front yard landscaping, typical side yard planting for corner lots, floor plans, elevations (all four sides) and colors and materials. The DRC will review the plans to assure that the following design intentions are achieved:
 - a. Homes shall utilize "four-sided" architecture (i.e., appropriate level of detail treatment on all sides, especially where visible from a public way);
 - b. Colors and materials shall be in neutral tones to blend with the natural adjacent surroundings and vegetation;
 - c. Two story homes on corner lots should be avoided;
 - d. Adequate mix of models shall be used to avoid the repeat placement of like models adjacent to one another or repetitively;
 - e. To the greatest extent feasible, home models should include design measures that orient the garages away from the street face (i.e., side loading or recessed towards the rear of the parcel).
 - f. In addition to street trees within the parkway, the developer shall include a minimum of two (2) front yard trees in the private landscaping design to increase long term vegetation screening for the subdivision. Additional trees shall be provided for corner lots.
9. For phases that contain custom lots, the developer shall either provide a customized home development design for each lot prior to map recordation, or record constructive notice for those parcels of the conditions contained in this PD resolution.

10. Prior to the recordation of each phase, the applicant shall provide a Master Privacy Fencing plan for interior fencing design and locations. The plan shall include a standard design treatment, plus typical layouts for corner lots and front yard set backs. This plan shall be subject to review by the Development Review Committee.
11. Grading for the following listed lots shall be restricted to custom grading and development that will minimize earth movement (grading) and preservation of oak trees: Lots 81 – 84, Lots 123 – 126 and Lot 53. Detailed development plans shall be provided for Plot Plan review by staff (including grading, landscaping and building elevations). All development must comply with standard R1 regulations.
12. 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. The Landscaping / Entrance Wall / Sign treatment for public street/project entrances shall be consistent with placement and design as shown in the project exhibits. Final design of wall, landscaping and signage shall be subject to review by the Development Review Committee (DRC).
13. Prior to recordation of Phase 1, the applicant shall submit a Master Street Tree planting plan for all phases that shall be subject to review by the Development Review Committee and contingent on approval by the Streets Division. The purpose of the plan is to establish a comprehensive long term approach for specific species along each street. Tree species shall be chosen from the City's approved street tree palette. Trees shall be planted a minimum of 40 feet on center in accordance with the Specific Plan standards and shall be installed on a phase by phase basis in accordance with Tract conditions.
14. All grading for driveways and development of homes within the subdivision in or near the drip line of existing oak trees shall be done in compliance with the conceptual approaches shown on Exhibits F1 through F7. Extraordinary grading and home design/development measures shall be expected and necessary in order to preserve existing oak trees. No oak trees (with the exception of those specifically referenced in the tract resolution for Council consideration) are contemplated for removal in conjunction with the subdivision or this Planned Development application.
15. Prior to the recordation of each map phase, the Engineer of Record shall provide a written certification that each lot recorded in the project phase has an adequate building pad area such that no additional oak trees would need to be requested for removal (with the exception of those specifically referenced in the tract resolution for Council consideration to be removed).
16. Prior to map recordation, Conditions, Covenants, and Restrictions (CC&R's) or equivalent constructive notice, shall be prepared and shall contain notification to future lot buyers of the conditions of PD 00-003. The CC&R's or equivalent constructive notice shall be approved by the City Planner and City Attorney prior to final map approval. Constructive notice shall

specifically reference the need to preserve all oak trees within the subdivision, the need for custom and/or extraordinary grading and home design measures that may be necessary to develop certain lots without necessitating oak tree removal, and the need to adhere to open space preservation measures as defined by this PD resolution.

17. All open space easement areas shall be subject to the use constraints outlined in Exhibit I of this resolution. Prior to recordation of each map phase, the developer shall record constructive notice in a form acceptable to the City Attorney to future lot owners of these Open Space Restrictions.

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

AYES: JOHNSON, TASCONA, WARNKE, NEMETH

NOES: NONE

ABSENT: MCCARTHY

ABSTAIN: STEINBECK, FINIGAN

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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