

RESOLUTION NO.: 00-079  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2373  
(GEARHART)  
APN: 025-362-016

WHEREAS, Cannon Associates on behalf of Kelly Gearhart have filed an application for Tentative Tract 2373 which proposes to subdivide an approximate 14.5 acre site into 21, single family residential parcels and one open space lot, located on the southwest corner of Golden Hill and Union Roads, and

WHEREAS, Planned Development 00-006 has been filed in conjunction with this tentative map request, and

WHEREAS, Tract 2373 and PD 00-006 would replace the existing 21 lot tentative map and the related development plan (Tract 2286 & PD 98007), and

WHEREAS, Rezone 00-002 was approved by the City Council at their hearing of July 5, 2000, which changed the zoning for the 14.5 acre site from R1,B3 to R1,PD-2 which would allow the lots to be clustered and vary in size from a minimum of 7,000 square feet, and

WHEREAS, Rezone 00-002 did not increase the density, 21 residential lots is the maximum density for the site, and

WHEREAS, as part of the approval of the tentative tract map, the Planning Commission approve the new street name of Almendra Court for the interior cul de sac street, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 1, 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, a Negative Declaration was adopted by the Planning Commission for this project, in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;

4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2373 subject to the following conditions:

**STANDARD CONDITIONS:**

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

**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 to the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Tract Map
C	Tentative Grading & Drainage Plan

**COMMUNITY DEVELOPMENT:**

3. The project shall comply with all conditions of approval contained in the resolution granting approval to development plan PD 00-006, and its exhibits.
4. The applicant shall provide a 1 foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.
5. The developer shall provide recorded constructive notice to future buyers of the following that an avigation easement is recorded and applies to the property.
6. If, during any future construction excavation, any buried or isolated cultural materials are unearthed, work in the affected area should stop until these materials can be examined by a qualified Archeologist and appropriate recommendations made

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regarding their treatment and/or disposition. Such examination should be conducted under the coordination of the City of Paso Robles.

7. A hammerhead or turnout shall be provided for the private driveway for Lot 21 so that vehicles do not have to back out onto Almendra Court. The driveway shall also be paved.
8. The sewer lift station adjacent to Lot 14 shall be a minimum of 50 feet away from any residences (according to Engineering Standards).
9. Prior to the issuance of a grading permit, plans need to be submitted that show that the proposed decorative masonry wall meets the requirements of the noise study.
10. The name for the new street is Almendra Court.

ENGINEERING SITE SPECIFIC CONDITIONS:

11. Golden Hill Road and Union Road shall be dedicated to a half-width arterial roadway (50 feet and 42 feet, respectively). Prior to recordation of the final map, these roadways shall be improved to their ultimate width. These improvements include all necessary traffic signs, striping and street lighting. Where applicable, transition improvements to the existing roadways on adjacent parcels shall be constructed in accordance with City Standards and to the satisfaction of the City Engineer. Almendra Court shall be dedicated to a full-width sixty (60) foot wide local roadway in accordance with City Standard A-5. Crown Way shall be dedicated to a full-width fifty (50) foot wide hillside street in accordance with City Standard A-8, but sidewalks with parkways shall be constructed on both sides of the street.
12. Prior to recordation of the final map, the applicant shall connect to the existing water lines in Golden Hill and Union Roads.
13. Prior to the issuance of a building permit for each parcel, the applicant shall pay his pro-rata share of the Airport Trunk and Golden Hill Road Sewer Reimbursement Agreement.
14. Prior to recordation of the final map, the open space, streetlights and parkway landscaping shall be dedicated to the City and annexed into the City's Landscape and Lighting Maintenance District.
15. The applicant will be required to connect to the sewer system of Tract 2223 (currently under construction) and utilize the lift station for said tract (in conformance with the City's Sewer Master Plan). The applicant is strongly encouraged to arrange for the installation of any substructure required within the boundaries of Tract 2223 prior to the final paving of streets or as approved by the City Engineer or Director of Public

Works. Prior to the issuance of a grading permit, the applicant shall be required to pay his pro rata share of the reimbursement fees for the lift station.

16. The applicant shall dedicate any easements across private lots that are required for the maintenance of private or public storm drains and sewers.
17. A one foot non-access easement shall be recorded for those lots adjacent to Union and Golden Hill Roads.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that Resolutions 98-038 & 98-039 are hereby rescinded with the approval of Tract 2373 & PD 00-006.

PASSED AND ADOPTED THIS 14<sup>th</sup> Day of November, 2000 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: Steinbeck

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CHAIRMAN GARY NEMETH

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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