

RESOLUTION NO.: 00-080  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 00-006  
(GEARHART)  
APNS: 25-362-016

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, a public hearing was conducted by the Planning Commission on November 14, 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 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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-006 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 2373 and its exhibits.
- 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>
A	Tentative Tract Map / Model Layout Plan
B	Preliminary Landscape Plan
C	Fence and Wall Plan
D1-D3	House Elevation Plans
E	Typical Front Yard Landscape Plans
F	Color Board (On File)

**SITE SPECIFIC CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific conditions shall supersede the standard conditions.

- 3. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2373 and its exhibits.
- 4. This Planned Development 00-006 coincides with Tentative Tract Map 2373 and authorizes the subdivision of approximately 14.5-acres into 21 single family residential lots ranging from approximately 9,697 square feet to 22,416 with a proposed open space lot dedicated to the City measuring 5.13 acres.
- 5. The sound wall along Union Road and Golden Hill Road shall be redesigned to incorporate "jogs" in the wall to break-up the long straight wall. The jogs should be a minimum of 30 feet wide and five feet deep. The wall also needs to curve around needs to continue along the west

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property line of Lot 21 and continue along the south property line of lot 1, as described in the noise study. Plans with these changes and the corresponding landscaping changes shall be submitted Development Review Committee (DRC) prior to map recordation. Additionally, the final landscaping plans shall be submitted to the DRC for review as well.

6. Architectural window trim shall be continued on side and rear elevations that can be seen from a public street.
7. No two like models with the same elevation shall be placed next to each other, this would include models A and B since they are the same plan except that the A model has a 3-car garage.
8. Details for the sewer lift station will also need to be submitted for DRC review. Details need to include site plan, architecture and materials for the structure as well as landscaping and fencing.

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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