

RESOLUTION NO.: 00-084
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-016
(COHOUSING RESOURCES)
APN: 009-815-010

WHEREAS, Cohousing Resources Group has filed an application, Planned Development (PD) 00-016, for authorization to construct 31 multi-family residential units and 5 single-family units on a 14.4 acre site, located on the north side Nicklaus Road, south of Niblick Road, north of Pat Butler Elementary School; and

WHEREAS, the project site is designated by the Land Use Element of the General Plan for Residential, Multiple Family, Low (RMF-L) Land Use and is zoned R-2,PD; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on November 28, 2000, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the Development Plan and Conditional Use Permit, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Conditional Use Permit application in accordance with the California Environmental Quality Act, and

WHEREAS, according to Section 21.22 of the Zoning Code the project would require 68 off-street parking spaces, and

WHEREAS, to keep with the theme of the project on the demphasizing of the car and the view of parking areas, the applicants are requesting that the Planning Commission allow the postponement of 11 of the parking spaces for 3 years, and

WHEREAS, the applicants have designed into the project the space for the additional parking and would submit a bond for the construction of the spaces at the end of 3 years , and

WHEREAS, after 3 years the parking shall either be installed or the Cohousing Home Owners Group shall go before the Planning Commission via a public hearing to request that the requirement for 10 spaces is not necessary and be deleted, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That in keeping with the theme of the project to de-emphasize the car, the Planning Commission would allow the deferral of 11 parking spaces for 3 years (while retaining space for the spaces).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-016, subject to the following conditions set forth below.

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2404 and its exhibits.
2. This Planned Development 00-016 coincides with Tentative Tract Map 2404 and authorizes the subdivision of approximately 14.11 acres into 31 townhomes and 5 single-family residential lots. Of the 14.11 acres, the development would occur on 3.36 acres. The remaining 10.75 acres would become dedicated to the City's Landscape and Lighting District for maintenance, no further subdivision or the construction of dwelling units could occur.
3. 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>
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A	Preliminary Landscape/Site Plan
B	Master Site Plan
C	Detailed Site Plan
D1-D5	Building Elevations
E	Site Details
F	Design Requirements for Lots 32-36
F	Color / Materials Board (on-file)

4. Final landscape details including species, size and spacing shall be submitted for DRC review prior to the issuance of a Building Permit. The plan shall include screening of backflow prevention valves, transformers, gas and electric meters.
5. Prior to the issuance of Building Permits for each of the single family residential lots, site plans and elevation plans for the homes shall be reviewed by the DRC. The colors and materials for the houses shall conform to the color and materials boards submitted for the project (Exhibit F of this resolution).
6. Major repair of vehicles and equipment, whether or not owned by residents is prohibited in parking lots, front and street side yards and open space areas. Major repair shall include major engine or transmission differential and body work.
7. Adequate space shall be designed in the project for 10 more parking spaces. The installation of the additional 11 parking spaces may be postponed for 3 years, where at the end of the 3 year term Cohousing Resources shall either install the parking spaces (with the necessary permits through the City) or go before the Planning Commission via a public hearing and determine that the additional parking spaces are not necessary.

PASSED AND ADOPTED THIS 28th day of November, 2000 by the following Roll Call Vote:

AYES: McCarthy, Warnke, Johnson, Nemeth, Tascona, Finigan
NOES: None
ABSENT: None
ABSTAIN: Steinbeck

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, SECRETARY

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