

RESOLUTION NO.: 01-004
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-025
(BENSON)

APN: 009-751-054

WHEREAS, Tentative Tract 2391 has been filed by Tim Roberts on behalf of Don Benson, a proposal to subdivide an approximate 2.53 acre site for the development of eight (8) single family residential lots, and

WHEREAS, the proposed subdivision would be located on the West side of Beechwood Drive between Meadowlark Road and Creston Road, and

WHEREAS, Planned Development 00-025 has been filed in conjunction with this tentative map request for the purpose of establishing lot widths which meet the requirements of the R-1 zoning district, and

WHEREAS, an Initial Study was prepared for this project and a mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on January 9, 2001, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 9, 2001, 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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-025 subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval in the resolution granting approval to Tentative Tract 2391 and its exhibits.

COMMUNITY DEVELOPMENT 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 conditions.

2. The project shall be constructed so as to substantially comply with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Tentative Tract Map
B	Conceptual Development Plan
C	Landscape Plan

3. Prior to recordation of final map, sound wall and parkway landscape/ street tree plan shall be submitted for DRC review and approval.
4. Prior to the issuance of a building permit, architectural elevations, site plans, color boards and front yard landscape plans shall be reviewed by planning division staff.
5. The residence for lot 2 shall have a minimum set back on the west property line (adjacent to rear yards of Tract 2254) of twenty (20) feet.

PASSED AND ADOPTED THIS 9th day of January, 2001 by the following Roll Call Vote:

AYES: McCarthy, Warnke, Johnson, Steinbeck, Tascona

NOES: none

ABSENT: none

ABSTAIN: none

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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