

RESOLUTION NO.: 01-005
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2391
(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 sizes and configurations 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 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 2391 subject to the following conditions of this resolution:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 00-025 and its exhibits.
2. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

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 condition.

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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B	Tentative Tract Map
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4. This Tentative Tract Map 2391 and Planned Development 00-025 authorizes the subdivision of an approximate 2.53 acre site for the development of eight (8) single family residential lots.
5. The maximum number of lots permitted within this subdivision/development plan shall be 8. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments) and no lots shall be permitted to be developed beyond one unit per recorded lot.

6. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibit B - **reduction attached**; full size copy is on file in the Community Development Department).
7. Consistent with the Noise Study that was done for Tentative Tract 2254, continuation of the decorative masonry sound wall shall be continued for lots 3, & 8 along Beechwood Drive. For aesthetic purposes the wall shall be continued for lot 1 but may be reduced to 3 feet as suggested by the DRC.
8. The applicant shall apply for a Demolition Permit prior to the removal of existing buildings.
9. All lighting located within the public right of way shall be shielded (directing light downward, rather than outward) to meet the City standard and maintained through a Landscape and Lighting District.
10. The Master Street Plan for the subdivision shall be reviewed and approved by the Development Review Committee and the Director per §10.04.060.C. of the Municipal Code prior to final map approval.
11. In order to assure that adequate maintenance is provided in the event that legislative or other legal measures preclude the use of the landscaping and lighting district for such maintenance, the applicant shall take the necessary legal measures, prior to recordation of the map, to form a Home Owner's Association, which could then serve as a maintenance entity if it ever became necessary. If the Landscape and Lighting District were to be resolved, it would be the Home Owner's Association's responsibility to take over the landscaping and lighting responsibilities of this tract.

ENGINEERING SITE SPECIFIC CONDITIONS

12. Prior to the issuance of a building permit, the applicant shall pay his pro-rata share of the Meadowlark Trunk and South River Road Sewer Reimbursement Fees.
13. Prior to the acceptance and recordation of the tract, the property owner of Lot 1 shall be required to connect to the City's water and sewer collection system and abandon the water well and septic system in accordance with the Paso Robles Municipal Code. The homeowner shall be responsible for paying all applicable connection charges.
14. The block wall proposed for construction along Beechwood Drive shall be located on private property and its maintenance shall be the responsibility of each property owner.
15. Construction traffic shall access the site by the way of Charlois to Beechwood Roads. Because of the proximity of the elementary school, construction traffic shall not access the site by the way of Meadowlark to Beechwood roads.

16. Beechwood Road shall be dedicated and improved (one-half width plus 12-feet) to a local street standard along the property frontage of the tentative tract.
17. The water and sewer lines in Beechwood Drive shall be extended from Meadowlark Road to the southerly property line boundary shared with Tract 2254.
18. The grading plans shall be revised to show the property lines located at the top of the slopes where applicable.

AIR POLLUTION CONTROL DISTRICT CONDITIONS:

19. Walls and attic insulation shall be increased beyond Title 24 requirements. The building plans shall include calculations for Title 24 requirements and indicate how additional insulation has been added.
20. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible.
21. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
22. Water trucks or sprinklers systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph.
23. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
24. All dust control mitigation measures required shall be shown on the grading plans. The

contractor shall designate a person to monitor dust control program and the name and number of such persons shall be provided to the City.

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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