

RESOLUTION NO.: 01-016

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 00-019  
(DAN CONNER)  
APN: 009-255-010

WHEREAS, Section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for subdivision of “postage stamp” type lots where the lot size is less than the site area per dwelling unit ratio, which is the case for this parcel(s), and

WHEREAS, this Planned Development 00-019 is filed in conjunction with Parcel Map PR 00-285 which is a proposal to divide an approximate 7,200 square foot multiple family residential parcel into two (2) individual parcels and a third common ownership lot for the purpose of creating separate ownership capability for an existing duplex project, located at 424 and 426 Vine Street, and

WHEREAS, the subject site is located in the Residential Multiple Family Low Density (RMF-L) land use category and R-2 zoning district, and

WHEREAS, there are two existing dwelling units on the 7,200 square foot site consistent with the permissible density under the R-2 zoning, and

WHEREAS, the applicant proposes to create two lots of 1,204 square feet in size which are each smaller than the minimum site area per dwelling unit ratio for the R2 zone (of 3,500 square feet of site area per unit), but which are consistent with the overall site density maximum for that zone when combined with the 4,793 square foot common lot (parcel 3), and

WHEREAS, the Land Use Element and Housing Element of the General Plan contain language that supports creation of the opportunity for “owner occupancy” of dwelling units to increase the City’s inventory of affordable housing, and

WHEREAS, this proposal would provide the opportunity for each of these existing dwelling units to be individually owned and occupied, and

WHEREAS, surrounding properties are currently developed with residential densities similar to that being requested by the applicant, and

WHEREAS, this request is exempt from environmental review per Section 15315 of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, a public hearing was conducted by the Planning Commission on February 27, 2001 to consider the staff report and related information prepared for these applications, and to accept

public testimony regarding this parcel map and development plan, 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. 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 the proposed Planned Development contributes to the orderly development of the city as a whole;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 00-019 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

**STANDARD CONDITIONS:**

1. The applicant shall comply with the following standard conditions:
  - a. This project approval shall expire on February 27, 2003 unless a time extension request is filed with the Community Development Department prior to expiration.
  - b. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
  - c. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

- d. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- e. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- f. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- g. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
- h. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- i. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- j. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

**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.

**COMMUNITY DEVELOPMENT:**

- 2. The approval of Planned Development 00-019 authorizes the recordation of Parcel Map PR 00-285 subject to compliance with all standard and site specific conditions

contained in this resolution and the resolution granting tentative map approval to Parcel Map PR 00-285.

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>
A	Site Development Plan
B	Floor Plans

4. The maximum number of dwelling units for this 7,200 square foot site shall be two (2). The property is not eligible for consideration of a future subdivision. No increase in the footprint or significant change in the exterior of existing dwelling units shall occur unless there is reconsideration of this Planned Development application and concurrent map amendments as required by local and state subdivision laws.
5. The applicant shall install a concrete surface in the area between the existing dwelling units to accommodate visitor parking off of the alley.

PASSED AND ADOPTED THIS 27th day of February, 2001, by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK,  
TASCONA, WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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CHAIRMAN, RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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