

RESOLUTION NO.: 01-023
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-018
(APPLEBAUM)

APN: 008-092-025

WHEREAS, Planned Development 00-018 has been filed by Charles Applebaum, a proposal to subdivide an approximate 46,034 square foot site into four (4) multiple family residential lots (and one non-buildable, open space remainder lot) with two (2) units per lot for a total of eight (8) units, and

WHEREAS, the proposed subdivision would be located at 344 24th Street, and

WHEREAS, the General Plan land use designation is RMF-L (Residential Multiple Family Low Density) and the zoning is R-2, PD (Residential Multiple Family Low Density, Planned Development), 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 February 27, 2001, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 27, 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 of 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 00-018 subject to the following conditions:

STANDARD CONDITIONS:

- 1. The applicant shall comply with the following standard conditions:
 - a. This project shall expire on February 27, 2003, unless a time extension request is filed with the Community Development Department prior to expiration.
 - b. The project shall comply with all conditions of approval in the resolution granting approval to Tentative Parcel Map 99-070 and its exhibits.
 - c. 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.
 - d. Prior to occupancy all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Development Director or his designee.
 - e. 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.
 - f. 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.
 - 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. 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.
- j. 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.
- k. A Knox box key box will be provided and mounted in a location selected by the Fire Department. The applicant can pick up an application form from Emergency Services.

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	Site Plan/ Landscaping Plan
B	Grading Plan
C	Floor Plan
D	Building Elevations
E*	Color and Material Board

*Copies of plans are on file in the Community Development Department

- 3. Planned Development 00-018 coincides with Parcel Map 99-070 and authorizes the subdivision of an approximate 46,034 square foot parcel of multiple family zoned property into four (4) residential lots with two (2) units per lot for a total of eight (8) units. This project proposes to fully develop the hypothetical density (4 lots/ 8 units). The R-1 zoned portion of the property (non-buildable area) of approximately 30,651 square feet is proposed to be dedicated, in fee, to the City of Paso Robles as permanent open space.

4. The final details of all project parkway landscaping, street trees, trash enclosures, perimeter walls and fences, and pathway development shall be subject to review and approval by the Development Review Committee (DRC) prior to map recordation or building permit issuance, which ever comes first, as outlined in this and/or the Resolution approving Parcel Map 99-070. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 00-018) conditions.
5. Final Details for residences, including colors and materials, and typical front and side yard landscaping plans, shall be submitted for review and approval by the Development Review Committee (DRC) prior to issuance of any building permit within the subdivision. The final project plans shall include details that accomplish the following:
 - Architectural detailing on all elevations
 - No roof mounted heating and air conditioning equipment
 - Architectural quality (weighted shingle roof materials as shown in exhibits)
 - Typical front yard planting treatments to include a minimum of one yard tree (per frontage) to supplement street trees
 - Pedestrian pathways
6. Final Landscaping plan shall include planting details for the street yard areas that include an ample combination of shrub, trees and groundcover to provide both a visual buffer and adequate soil stabilization. Evergreen and deciduous shrub and tree combinations shall be used in the final design palette with special care in creating a supplemental visual shield along 24th Street. Appropriate soil amendments and mulching cover shall be included in the planting specifications.
7. The Street Trees within the project shall be chosen from the City's approved street tree palette and approved by the Streets Division. A minimum of 1 per 50 feet is required as applicable, with final placement and design subject to Development Review Committee (DRC) approval. All parkway irrigation shall meet City standards. All landscaping and irrigation shall be installed prior to occupancy.
8. The developer shall provide usable open space per the approved exhibits and in compliance with Residential Multiple Family standards.
9. The minimum set back of residences from 24th Street shall be 25 feet.
10. Kiosk Mailboxes shall be utilized for the project in a manner consistent with the US Postal Service. The location of mailboxes shall be shown on final landscaping plans.
11. All overhead power service lines (existing and future) shall be undergrounded in conjunction with this site development.

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

AYES: Calloway, Nicklas, Tascona, McCarthy, Steinbeck, Warnke, Johnson

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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