

RESOLUTION NO.: 01-027
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 00-021
(KELLY GEARHART)

APN: 008-381-001

WHEREAS, Tentative Tract 2411 has been filed by Tim Roberts on behalf of Kelly Gearhart, a proposal to subdivide an approximate 2.3-acre multiple family zoned site into 12 residential lots for the construction of 12 residential units, and

WHEREAS, the proposed subdivision would be located west of Vine Street at its intersection with 36th Street, west of Georgia Brown Elementary School, and

WHEREAS, this subject parcel is zoned R-3, PD (Residential Multiple Family Medium Density, with Planned Development Overlay), and

WHEREAS, the existing house has been purchased by Mr. Gearhart and would be demolished and the site would be incorporated into the proposed project, and

WHEREAS, Planned Development 00-021 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district, and

WHEREAS, the Planned Development application proposes to create individual residential lots for single family home development with a minimum size of 8,300 square, and

WHEREAS, the Planned Development application proposes to create a single family-like residential product with individual private rear yard space and individual garages with front yards at a lesser density than normally permitted within the R-2 district, in exchange for the following reductions in zoning standards:

- a) Elimination of 1 Tot-lots in exchange for providing larger private rear yard space than called for in the RMF district;
- b) Tandem parking within the driveway area may be used to satisfy the requirement for additional off-street parking if a reduced collector street standard is approved by the City Council in the future.

WHEREAS, a public hearing was conducted by the Planning Commission on March 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, an Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was approved by the Planning Commission on March 27, 2001, 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;
 - e. The provision of a minimum of 15 feet of flat area in the rear yard adequately meets the recreational needs for residents within this project in lieu of provision of one (1) separate public tot-lot facility;
 - f. In the event that the City Council approves a reduction in collector street standards for Vine Street, Tandem parking within the driveway area may be used to satisfy the requirement for additional off-street parking displaced by the reduced width of the street.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-021 subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2411 and its exhibits.

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.

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

EXHIBIT	DESCRIPTION
A	Tentative Map / Development Plan
B1-B3	Model Elevations
C	Architectural Details
D	Typical Front Yard Landscaping
E	Color and Material Board (on File in Community Development)

3. This Planned Development 00-021 coincides with Tentative Tract Map 2411 and authorizes the subdivision of approximately 2.3-acres of multiple family zoned property into 12 residential lots, for the construction of a maximum of 1-dwelling unit per lot. No further subdivision or dwelling units shall be permitted.
4. Prior to the issuance of Building Permits, the Development Review Committee shall review the following final details:
 - a. Parkway Landscaping
 - b. Fencing plan
 - c. Slope Landscaping
 - d. Front Yard Landscaping
 - e. Front Architectural Treatment / Roof Options
5. The Street Trees within the project shall be chosen from the City's approved street tree palette and approved by the Streets Division. All parkway irrigation shall meet City standards. All landscaping and irrigation shall be installed in conjunction with tract improvements. Street trees shall average 1 tree per 40 feet of frontage throughout the tract. Trees shall not be placed farther than 50-foot spacing.
6. A minimum rear yard flat area for each lot shall be no less than 15 feet.
7. The minimum interior side set backs for single story homes shall be 5 feet. Front setbacks shall be 20 feet to the garage door, 15 feet to the house. The rear setback shall be 20 feet.
8. Prior to the issuance of a building permit, constructive notice shall be recorded on each property, identifying that each future property owner shall be responsible to maintain the landscaping and driveway located between the back of sidewalk and the property line.
9. In the event that the City Council approves a reduced collector street standard for Vine Street in the vicinity of this project, additional off-street parking shall be required. Tandem parking within the driveway area may be used to satisfy the off-street parking requirement.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

darren\tracts\2411Gearhart\pd res