

RESOLUTION NO.: 01-028  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2411  
(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 36<sup>th</sup> 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 feet, and

WHEREAS, the Planned Development application proposes to create a single family 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 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 2411 subject to the following conditions of this resolution:

**STANDARD CONDITIONS:**

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. 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.

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Tract Map 2411
C	Tentative Tract Map 2411 - Development Plan

3. This Tentative Tract Map 2411 and Planned Development 00-021 authorizes the subdivision of approximately 2.3 acres into 12 residential lots for development of one single-family residence per lot.
4. The maximum number of residential developable lots permitted within this subdivision/development plan shall be 12. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments) and no lots shall be permitted beyond one unit per recorded lot.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, preliminary grading plan, utilities, cross sections, and landscaping improvements (Exhibits B - D, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 00-021 and its exhibits.
7. Prior to the issuance of Building Permits, the Development Review Committee shall review the following final details:
  - Parkway Landscaping
  - Fencing plan
  - Slope Landscaping
  - Front Yard Landscaping
  - Front Architectural Treatment / Roof Options
8. The applicant shall implement all mitigation measures contained in the Project Mitigation Table of the Project's Environmental Initial Study. These mitigation measures have been incorporated as project conditions within both the Tentative Tract and Planned Development Resolutions.

9. The road shown to serve parcel 1 (28.15 acre parcel to the west) is not a part of this Tract or Development Plan approval. Access & road design shall be subject to independent review.
10. Prior to the issuance of final map recordation, the existing residence and any accessory buildings shall be removed. The necessary Demolition Permits shall be retained for the demolition. Any existing septic systems or water wells shall be abandoned. The retention of mature trees that are not impacted by project grading is encouraged.
11. The applicant shall incorporate the following design and operational measures to minimize short term air emissions:
  - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceeds 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
  - All dirt stock-pile should be sprayed daily as needed;
  - Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
  - Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grasses seed and watered until vegetation is established;
  - All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the local agency (who may consult with APCD);
  - Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
  - 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);
  - Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
  - Sweep streets at the end of each day if visible soil material is carried onto adjacent road. Water sweepers with reclaimed water should be used where feasible.
12. The applicant shall design and provide for the following long term air emission mitigations as part of the project design as follows:
  - When feasible, orient buildings to maximize natural heating and cooling;
  - Provide for street tree planting as shown;
  - Utilize outdoor electrical outlets to encourage the use of electric appliances and tools when feasible;

- When feasible, use of built-in energy efficient appliances, double-paned windows, and energy efficient interior lighting.
13. No oak trees are proposed or approved for removal in conjunction with this map and development plan. All oak trees located within and/or adjacent to the project site shall be preserved.
  14. In the event that during site construction there are archaeological or historical resources unearthed, work shall stop and the developer and/or his contractor shall contact the Community Development Department so that appropriate mitigation measures can be identified and implemented per CEQA requirements.
  15. In the event that the City Council approves a reduced collector standard for Vine Street in the vicinity of this project that reduces the amount of on street parking from the current collector standard, additional off-street parking shall be provided. The additional parking may be satisfied by the use of tandem parking within the driveway areas.

### **ENGINEERING SITE SPECIFIC CONDITIONS**

16. The circulation master plan indicates Vine Street to be a collector street. In accordance with City Standard A-3, the half section for this roadway classification is 32 feet. Unless a reduced Standard is approved by the City Council, the applicant shall dedicate an additional 2 feet of right of way along the Vine Street frontage.
17. Prior to the issuance of a Building Permit, the overhead utility lines along the west side of Vine Street shall be placed underground.
18. As called for in the Water Master Plan, the developer shall upgrade the existing 6-inch water line to a 10-inch diameter waterline along Vine Street from 34<sup>th</sup> Street to 38<sup>th</sup> Street and in 36<sup>th</sup> Street from Vine to Spring Street. The Developer may request that the City Council reimburse him for that incremental cost difference between an 8-inch diameter water main and a 10-inch diameter.
19. Any interceptor drain swales used on the lots shall be maintained by the future home owners. A "Private Maintenance Agreement" shall be recorded concurrent with the recordation of the final map.
20. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

PASSED AND ADOPTED THIS 27<sup>th</sup> Day of March, 2001 by the following Roll Call Vote:

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

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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