

RESOLUTION NO.: 01-029

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING A MITIGATED NEGATIVE DECLARATION FOR  
TENTATIVE TRACT 2411, 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 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, public notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code, and

WHEREAS, based on the information contained in the Initial Study prepared for this parcel map and development plan applications, the proposed mitigation measures, the mitigation contract signed by the applicant, the staff report, and testimony received as a result of the public notice, the City, using its own independent judgement, finds that all potentially significant effects of the project on the environment can and will be avoided or mitigated to a level of insignificance by:

1. Imposing the specified mitigation measures on future development; and
2. Compliance with the Mitigation Contract that allows for further, development specific, CEQA review.”

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 project, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a Mitigated Negative Declaration for Tentative Tract 2411 & Planned Development 00-021 subject to the applicant complying with the following mitigation measures contained in the Resolution approving Planned Development 00-021 & Tentative Tract 2411:

<u>Condition No.</u>	<u>Topic of Mitigation</u>
Tentative Tract 2411 Resolution:	
11,12	Air Quality
14	Cultural Resources
20	Water
PD 00-021 Resolution:	
4,5	Aesthetics
8	Public Services
9	Transportation

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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