

RESOLUTION NO.: 02-001
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-016
(RITTER)
APN: 025-402-066

WHEREAS, Planned Development 01-016 has been filed in conjunction with Tentative Tract 2430 has been filed by Ron Grider, EMK Associates, on behalf of Anthony Ritter and Ritter Construction, a proposal to subdivide an approximate 4.36 acre site located at 2131 Prospect Avenue into 9 residential lots and one open space lot for development with 9 single-family residences, and

WHEREAS, the proposed subdivision would be located west of Arciero Way and south of Bella Vista Court within the Union/46 Specific Plan area, and

WHEREAS, an Environmental Impact Report (EIR) was prepared for the Union/46 Specific Plan area and the EIR was certified for adequacy by the City Council in February of 1988, and

WHEREAS, there has been no significant increase or change in the severity of identified effects of the Specific Plan's build out since the preparation and certification of said EIR in 1988, and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part.

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision, 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 granting of this permit, including the project's design and intensity, is consistent with and 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 (Sections 21.16A.070(a) and 21.23B.050.A);
2. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area (Section 21.16A.070(c));

3. 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 (Sections 21.16A.070(d) and 21.23B.050.B and D);
4. 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 (Sections 21.16A.070(e) and 21.23B.050.B);
5. The proposed development plan accommodates the aesthetic quality of the City as a whole, and contributes to the orderly development of the City as a whole (Section 21.23B.050.C and F).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 01-016 subject to the following conditions:

SITE SPECIFIC CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2430 and its exhibits.
2. Individual lot development shall be subject to staff review, unless model homes are used. If models are to be used, the following shall apply: The developer shall provide a plan package to include: site plan (with setbacks and model locations), typical front yard landscaping, typical side yard planting for corner lots, floor plans, elevations (all four sides), privacy fencing plan and colors and materials. Staff and/or the DRC will review the plans to assure that the following design intentions are achieved:
 - a. Homes shall utilize "four-sided" architecture (i.e., appropriate level of detail treatment on all sides, especially where visible from a public way);
 - b. Colors and materials shall be in neutral tones to blend with the natural adjacent surroundings and vegetation;
 - c. Two story homes on corner lots should be avoided;
 - d. Adequate mix of models shall be used to avoid the repeat placement of like models adjacent to one another or repetitively;
 - e. To the greatest extent feasible, home models should include design measures that orient the garages away from the street face (i.e., side loading or recessed towards the rear of the parcel).
3. Occupancy of the structures shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Department of Emergency Services and the Building Division to show compliance. The buildings shall be inspected by the appropriate department prior to occupancy.
4. Setback requirements will be in accordance with Zoning Code Table 21.16E.220 of the Paso Robles Zoning Code, Minimum Setbacks in the R-1 District.

5. As specified in the resolution approving Tract 2430, concurrently with the recordation of the Final Map, the Subdivider shall record a Notice, as approved by the City Attorney, advising all future property owners that all public improvements must be constructed and accepted by the City prior to the issuance of Certificate of Occupancy on any lot within the subdivision. The constructive Notice shall also advise all future property owners of the conditions of approval contained in this Planned Development Resolution, particularly as pertaining to the design of future homes.

PASSED AND ADOPTED THIS 8th day of January, 2002 by the following Roll Call Vote:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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