

RESOLUTION NO.: 02-014
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-026
(JORDAN)
APN: 009-441-021

WHEREAS, Section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for construction of buildings when located in the planned development overlay district, which is the case for this parcel, and

WHEREAS, Ken Nagahara has filed a development plan application on behalf of Randall and Mary Jordan to construct nine apartment units in three triplex buildings on a 37,790 square foot site located at 709 Creston Road just east of Walnut Drive, and

WHEREAS, the project has been found to be categorically exempt from further environmental review under California Environmental Quality Act (CEQA) Section 15332, 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:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 01-026 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.

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.

COMMUNITY DEVELOPMENT:

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Site Plan
C	Grading Cross Section
D	Preliminary Grading Plan
E	Preliminary Landscaping Plan
F	Preliminary Floor Plans
G	Preliminary Elevations
H*	Color and Material Board

* On file in the Community Development Department.

3. The approval of Planned Development 01-026 authorizes the construction of nine (9) apartment units, each with attached two-car garage, configured in three (3) triplex buildings.
4. Perimeter fencing shall be a minimum height of 6 feet. Final details shall be part of the final submittal package to the DRC prior to issuance of a building permit.
5. Prior to issuance of Building Permits, the applicant shall submit final, detailed landscaping and irrigation plans, prepared by a Licensed Landscape Architect for review by the DRC.
6. Street trees on the final landscaping plan shall be as required by the Streets Division of the Public Works Department.
7. Final drawings shall include informational detail on perimeter fencing, walls, signs, location and screening methods for electrical transformer vaults and back flow valves and related details, to be approved by the DRC prior to issuance of a building permit.
8. All signs shall be subject to review and approval by the DRC, consistent with City zoning code.
9. Visitor Parking spaces shall be clearly marked with signage or pavement markings.

10. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall submit to Staff a feasibility study on the dual use of the detention basins as guest parking areas, for consideration by the Development Review Committee.

EMERGENCY SERVICES DEPARTMENT

10. On site circulation and turn-around areas shall be kept clear and posted/delineated as “no parking” where deemed necessary by the Fire Chief.

11. On site hydrants shall be located in a manner to be approved by the Fire Chief.

ENGINEERING DIVISION

12. On site water and sewer lines shall be private utilities maintained by the owner.

13. The improvement plans shall include traffic control at the intersection of the private shared driveway with Creston Road. Traffic control shall consist of a standard stop sign and painted stop bar in conformance with City Standard M-6.

14. On site stormwater retention is required for this project. Maintenance of the basins and on site stormwater collection system shall remain the responsibility of the owner.

15. All existing overhead utilities adjacent to or within the project, specifically including the power lines along Creston Road, shall be relocated underground except for electrical lines 77 kilovolts or greater.

PASSED AND ADOPTED THIS 12th day of March, 2002 by the following Roll Call Vote:

AYES: KEMPER, STEINBECK, WARNKE

NOES: MCCARTHY, JOHNSON

ABSENT: CALLOWAY

ABSTAIN: FERRAVANTI

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY