

RESOLUTION NO.: 02-024
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2350
(WEYRICH DEVELOPMENT)

APN: 025-361-012

WHEREAS, Tentative Tract 2350 and Planned Development PD 99021 expired on November 23, 2001, and

WHEREAS, on March 12, 2002, Weyrich Development Inc., filed an application to refile Tentative Tract 2350 and PD 99021, and

WHEREAS, originally Tentative Tract 2350 and PD 99021 were approved by the Planning Commission on November 23, 1999, via Resolutions No. 99-089 and No. 99-090, the project consisted of a proposal to subdivide an approximate 90 acre site into 175 single family residential lots (137 conventional lots and 38 lots within a gated community), and

WHEREAS, the proposed subdivision would be located west of Rolling Hills Road, east of Golden Hill Road and north of Creston Road adjacent to the Williams Plaza, and

WHEREAS, an Expanded Initial Study was approved for this project in accordance with the California Environmental Quality Act (CEQA) and a mitigated Negative Declaration was approved by the Planning Commission on November 23, 1999, and

WHEREAS, for the refile request an Initial Study was proposed for this project in accordance with the California Environmental Quality Act (CEQA) and a mitigated Negative Declaration was approved by the Planning Commission on April 9, 2002, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 9, 2002, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed refile of the subdivision and associated planned development, 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 refile of the 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 2350 subject to the following conditions of this resolution:

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

1. The project shall conform to the Attached Exhibit A, Tentative Tract Map 2350. The exhibit included the geographic change along the southern tract boundary where a Lot Line Adjustment was approved to include a portion of property that previously belonged to the Williams Plaza property. This area will be landscaped and included in the City's Landscape and Lighting District.
2. All conditions and exhibits within Resolution 99-089 shall remain in full effect for Tract 2350, or for any other tract number that consists of the same subdivision layout within the same geographic area.
3. The project shall comply with all conditions of approval contained in the resolution granting approval to Planned Development PD 99021 and its exhibits.
4. The developer shall agree in a form approved by the City Attorney to not protest to the formation of an Assessment District to pay their proportionate share for the construction of Airport Road, as stated in the Annexation Agreement for the Chandler Ranch (Resolution No. 2403, A Resolution Approving Annexation No. 41 (Chandler)), and the applicant shall record constructive notice of this obligation on the titles of all applicable parcels in Tract 2350.
5. The applicant shall record avigation easements (easements which grant the right of air travel above the property) with the recording of the final map.

PASSED AND ADOPTED THIS 9th Day of April, 2002 by the following Roll Call Vote:

AYES: Ferravanti, Warnke, McCarthy, Steinbeck, Johnson, Calloway, Kemper

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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