

RESOLUTION NO.: 02-027  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING A NEGATIVE DECLARATION FOR  
TENTATIVE TRACT 2422 AND PLANNED DEVELOPMENT 01-015  
(Mike Harrod)  
APN: 009-611-042

WHEREAS, Tentative Tract 2422 has been filed by Mike Harrod, and is a proposal to subdivide an approximate 23-acre multiple family zoned site into 27 lots (25 single family lots, 1 multi-family lot and 1 open space lot), and

WHEREAS, the proposed subdivision is located west of South River Road at its intersection with Navajo Avenue, east of and adjacent to the Salinas River and north of the Woodland Plaza Shopping Center, and

WHEREAS, this subject parcel is zoned R-2, PD (Residential Multiple Family Low Density, with Planned Development Overlay), and

WHEREAS, this project site was previously developed with a Meat Packing / Slaughterhouse facility that was demolished in 1995 and was the subject of remedial environmental work, and

WHEREAS, Planned Development 01-015 has been filed in conjunction with the 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 the construction of 25 single family units on lots with a minimum size of 6,000 square feet and an 80 unit apartment complex clustered on a 13-acre portion of the site, with the remaining 10-acres dedicated in fee as permanent open space, and

WHEREAS, the Planned Development application proposes a mixed residential use product with a combination of shared recreational amenities, individual private yard space, a Class I bikeway, an approximately 4,500 square foot passive park space and a 10-acre open space lot along the Salinas River, in exchange for the following reductions in zoning standards:

- a) The reduction of the set back from an Arterial Road (South River Road) for two (2) lots from 25 feet to: 17 feet and 9 feet;
- b) Elimination of 1 tot-lot in exchange for providing larger private rear yard space than called for in the RMF district;
- c) The reduction of side setbacks for 2-story structures for three (3) lots;
- d) The reduction of street side setbacks on a local street for three (3) lots;

- e) A reduction in the required recreation room/daycare space from 40 square feet per unit to 30 square feet per apartment unit;

WHEREAS, an Expanded Initial Study was prepared for this project (On File with the Community Development Department) and a mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act, and

WHEREAS, the Initial Study identified the following environmental topics as having the potential for significant impacts as a result of this project:

Air Quality  
Transportation/Circulation  
Biological Resources  
Noise  
Utilities  
Aesthetics

WHEREAS, the Initial Study identified a series of environmental mitigation measures that are contained in the Project Mitigation Table attached to the Initial Study, and when implemented, the Initial Study concludes these measures will reduce said impacts to a less than significant level, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 23, 2002, 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 the environmental Initial Study, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles based on its independent judgment, does hereby approve a mitigated Negative Declaration for Tentative Tract 2422 and Planned Development 01-015 subject to the applicant complying with the following mitigation measures contained in the Resolutions approving Tentative Tract 2422 and Planned Development 01-015:

<u>Condition No.</u>	<u>Topic of Mitigation</u>
Tentative Tract 2422 Resolution:	
11, 12	Short/Long Term Air Quality
13 through 22	Traffic and Circulation
23 through 27	Biological/Wildlife
28, 29	Oak Tree Preservation
30,31, 32	Noise
33	Cultural
34, 35, 36	Water/Utilities

<u>Condition No.</u>	<u>Topic of Mitigation</u>
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Planned Development 01-015 Resolution:

4, 5, 6, 7, 9, 17                      Aesthetics

PASSED AND ADOPTED THIS 14th day of May, 2002, by the following roll call vote:

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

NOES:            None

ABSENT:        None

ABSTAIN:       None

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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