

RESOLUTION NO.: 02-028  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 01-015  
(Mike Harrod)  
APN: 009-611-042

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

WHEREAS, the proposed subdivision would be 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 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 Tract 2422 subdivision application proposes to create 25 individual residential lots for single family home development with a minimum size of 6,000 square feet, 1-eight (8) acre lot for construction of an 80 unit multi-family complex and 1-ten (10) acre open space lot to be dedicated in fee to the City of Paso Robles as permanent open space, and

WHEREAS, the Planned Development application proposes to create a mixed use residential product with private yard space for the single family units and a minimum 120 square feet of private yard space for each of the 80 apartment units, and

WHEREAS, common recreational facilities as required by the city's Zoning Ordinance for multi-family projects are to be provided for the apartment complex and consist of two tot lots, one swimming pool and one clubhouse, and

WHEREAS, pursuant to the standards established for Planned Development applications, the applicant is requesting the following reductions in zoning standards:

- a. The reduction of the set back from an Arterial Road (South River Road) for Lots 1 and 11 from 25 feet to: 17.5 feet and 9.33 feet, respectively;
- b. Modified setbacks for two story single family homes on Lots 7, 10, and 13;
- c. Modified rear yard setbacks for single family homes on Lots 19 and 20;
- d. Modified street side yard setbacks on Lots 6, 7, and 14 from 10 feet to 5.5, 6.1 and 9.5 respectively;
- e. A reduction in the required number of tot lots from 3 to 2, based on the average private yard space of approximately 1,000 square feet for the single family units.

WHEREAS, the project was presented to the Development Review Committee in an open public hearing on January 28, 2002, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 23<sup>rd</sup>, 2002, to accept public testimony regarding this proposed subdivision and associated planned development, and continue the open public hearing to May 14, 2002, and

WHEREAS, an Expanded Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a mitigated Negative Declaration was approved by the Planning Commission on May 14, 2002, 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:

The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:

- a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
- b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
- c. 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;

- d. 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;
- e. The set backs from South River Road (as close as 9 feet) are acceptable in this specific case based on the side yard orientation of the homes to the arterial street, along with the relative lower pad elevation of the homes in relation to the street, combined with wall and landscaping treatments;
- f. The provision of two (2) tot lots, a clubhouse, swimming pool, passive open space combined with the 1,000 square feet average of private yard space for the single family dwellings adequately meets the recreational needs for this mixed residential use project;
- g. The provision of 10-acres of permanent open space with bikeway and pedestrian path connections to the River, will adequately meet the public recreational needs of these 105 units as prescribed by the R-2 base zone for “other” public amenities;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 01-015 subject to the following conditions:

**STANDARD CONDITIONS:**

- 1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2422 and its exhibits, all conditions as listed in this resolution, and its exhibits.

**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.

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

| EXHIBIT | DESCRIPTION |
|---------|-------------|
|---------|-------------|

|       |   |
|-------|---|
| A     | Tentative Tract 2422 Map Master Plan                  |
| B     | Site Plan and Apartment Complex Parking Statistics    |
| C     | Open Space Exhibit for Apartment Complex              |
| D1-D2 | Conceptual Landscaping Plan for Apartment Complex     |
| E1-E3 | Passive Open Space & Parkway Landscaping Plan         |
| F1-F2 | Rivercrest Apartment Complex Elevations               |
| G     | Apartment Unit Floor Plan                             |
| H1    | Clubhouse Floor Plan                                  |
| I1-I3 | Single Family Unit Elevations                         |
| J     | Full Size Set of Plans (on File in Comm. Development) |
| K     | Color & Material Board (on File in Comm. Development) |

3. This Planned Development 01-015 coincides with Tentative Tract Map 2422 and authorizes the subdivision of approximately 23-acres of multiple family zoned property into 25 single-family residential lots, 1-multi family for an 80 unit apartment complex and 1-open space lot. Single-family lots are designed for a maximum of 1-dwelling unit per lot and second units are not allowed.
4. The final details of all project parkway landscaping, street trees, perimeter walls and fences, pathway development and open space landscaping plans shall be subject to review and approval by the Development Review Committee (DRC) prior to map recordation as outlined in this and/or the Resolution approving Tentative Tract 2422. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 01-015) conditions.
5. Final Details for Model Homes, including colors and materials, and typical front and side yard landscaping plans, shall be submitted for review and approval by the Development Review Committee (DRC) prior to issuance of any building permit within the subdivision. The final project plans shall include details that accomplish the following:
  - Architectural detailing on all street facing elevations (rear units facing South River Road, and interior street corner lots)
  - No roof mounted heating and air conditioning equipment
  - Tile Roof materials as shown in exhibits
  - Typical front yard planting treatments to include a minimum of one yard tree (per frontage) to supplement the parkway street trees
  - Slope planting adjacent to South River Road to include canopy / screen trees
6. Final Landscaping plans shall include planting details for the private yard slopes adjacent to South River Road on Lots 11, 12, and 16 and slope areas within the Open Space lots.

Planting on these slopes shall include an ample combination of shrub, trees and groundcover to provide both a visual buffer and adequate soil stabilization. Evergreen and deciduous shrub and tree combinations shall be used in the final design palette with special care in creating a supplemental visual shield along South River Road. Appropriate soil amendments and mulching cover shall be included in the planting specifications.

7. The Street Trees within the project shall be chosen from the City's approved street tree palette and approved by the Streets Division. All parkway irrigation shall meet City standards. All landscaping and irrigation shall be installed in conjunction with tract improvements.
8. Future subdivision identification signs may be located at project entrances in accordance with the City's zoning codes subject to review and approval by the Development Review Committee. Signs shall be visually compatible with walls, landscaping and other features of the subdivision's character. Lighting shall be kept to a minimum and fully shielded.
9. Prior to issuance of building permits, the final details for model homes shall be submitted to the Development Review Committee (DRC) for review. Plans shall incorporate additional exterior detailing for the side and rear elevations that are visible from a public way (e.g. window detail/trim).
10. Setbacks for all units (apartments and single family homes) shall be as shown in Exhibit B Site Plan. Based on this exhibit, where feasible, the minimum rear yard set back for R-1 zoning (20 feet) shall be provided. However, the DRC shall have the ability to review individual lots for minor exceptions to that set back standard. In no case shall the setback be less than that required by the base R-2 District or 10 feet except on Lots 19 and 20 which have established rear yard setbacks of 5.68 and 8.83 respectively. In addition, the minimum set back for residences from South River Road shall be 17.68 feet for Lot 1, 9.3 feet for Lot 11, 7.06 feet for Lot 12 and 5.46 feet for Lot 16. These adjusted set backs are permitted based on the relative elevation of the homes to the arterial road, the construction of sound walls in accordance with the project's noise study, and the additional non-usable slope area between the road and the property line. All multi-family units shall be setback the required 25 feet.
11. Subject to demonstrating to the Development Review Committee that the intent for usable yard area is met by alternative design, the developer will be permitted to provide the equivalent of a minimum of 10 feet rear yard usable area in a reconfigured manner for all single family lots. Such reconfigured yard areas must demonstrate a logical relationship to the functional layout of the home (e.g., accessibility via a doorway). A minimum of 5 feet of clear/flat area shall be provided around the residence in all cases.
12. Interior/privacy fencing shall be installed by the developer in accordance with plans to be reviewed and approved by the Development Review Committee and shall be installed concurrent with individual home construction.

13. Private yard landscaping shall be continued around the side yard of corner lots and shown on the final landscape drawings submitted for Development Review Committee review.
14. Landscaping plans for exposed graded slopes within private yards (e.g. adjacent to lots 11, 12 and 16) shall be provided prior to issuance of building permits and installed prior to occupancy of each home.
15. A minimum usable private yard space of 584 square feet and an average of 1,000 square feet shall be provided for all residential lots in lieu of providing the third required on-site tot-lot and/or improved active public park areas.
16. The applicant shall apply a Graffiti-resistant surfacing to the South River Road sound wall in a manner to be approved by the Streets Division Superintendent.
17. Kiosk Mailboxes shall be utilized for the entire project (both multi-family and single family units) in a manner consistent with the US Postal Service. The location of mailboxes shall be shown on final landscaping plans.
18. Street trees shall average 1 tree per 40 feet of frontage throughout the tract. Trees shall not be placed farther than 50-foot spacing.
19. The northern open space area with the bikeway/pedestrian connection to the river shall be improved as a passive use area and function as a naturally vegetated “entrance” to the Salinas River area. The minimum improvement / landscaping requirements will include street trees and parkway landscaping along the full perimeter of the cul-de-sac bulb area, the installation of the paved bike path to the project boundary, and the re-vegetation of manufactured slopes with trees/shrubs and slope cover. Planting of this can include remedial planting as may be required by the Department of Fish and Game in association with the issuance of a Stream Bed Alteration Permit for work near the Salinas River fringe.
20. Prior to certificates of occupancy for the apartment complex, the developer shall demonstrate to the Development Review Committee that the following requirements have been met:
  - a. Each tot lot includes a minimum of three (3) play equipment features (e.g., slide, swings, monkey bars, etc.)
  - b. The club house/recreation facility provides a minimum of 30 square feet for each apartment unit (2,400 square feet total).
  - c. The laundry facilities provide a minimum of one (1) washer and 1 dryer for every 8 apartment units, or each unit shall have its own washer / dryer hookups.
  - d. Each apartment unit is provided with 250 cubic feet of lockable storage space.

- e. Demonstrate that upper story apartment unit windows and balconies avoid directly facing adjacent single-family residences along the extension of Navajo Avenue.
- f. Demonstrate that all trash enclosures provide for recycling bins and that an adequate number of trash enclosures have been provided to serve the development.
- g. All visitor parking spaces are clearly marked and well distributed throughout the apartment complex.

PASSED AND ADOPTED THIS 14<sup>th</sup> day of May, 2002 by the following Roll Call Vote:

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

NOES: Johnson

ABSENT: None

ABSTAIN: None

---

CHAIRMAN ED STEINBECK

ATTEST:

---

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

I:\kmargason\tracts\2001\Harrod\PD01-015 April Reso