

RESOLUTION NO.: 02-034
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PHASE II OF PLANNED DEVELOPMENT 97009
(BERMANT / ERSKINE)

APN: 009-751-026

WHEREAS, Bermant Development in conjunction with Tom Erskine, have filed an application for development plan PD 97009-II, to establish architecture and landscaping details for Tentative Tract 2254, and

WHEREAS, Tentative Tract 2254 & PD 97009-I were approved on January 12, 1998 via Resolutions 99-009 & 99-010, which approved the subdivision of a 25.3 acre site into 87 lots for 85 single family residential parcels (two lots are detention basins), and

WHEREAS, Tract 2254 is located on the northwest corner of Creston Road and Beechwood Drive, and

WHEREAS, Planned Development 97009-I was filed in conjunction with the tentative map which established appropriate lot sizes and the subdivision design, and

WHEREAS, at the time of the original submittal the applicant requested a two part planned development process which required the submittal of an application for the second phase of Planned Development 97009 at a later date, and

WHEREAS, an application for the PD 97009-II has been submitted proposing landscaping and architectural details for Tract 2254, and

WHEREAS, an Initial Study prepared for this project in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on January 12, 1998, therefore, no further environmental review is necessary, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 11, 2002, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed planned development, 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 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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 97009-II subject to the following conditions:

SITE SPECIFIC CONDITIONS:

1. The project shall comply with all conditions of approval contained in Resolution No. 99-009 granting approval to Tentative Tract 2254 and its exhibits and Resolution No. 99-010 granting approval to phase I of Planned Development 97009 and its exhibits (on file in the Community Development Department).
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT

DESCRIPTION

A	Design Guidelines for The Highlands
B1-B5	Conceptual Landscape Plans
C1-C4	Screen Wall/Fencing Plan and Design Details
D1-D4	Plan 3, Arch. Elevations & Floor Plan
E1-E4	Plan 4, Arch. Elevations & Floor Plan
F1-F2	Plan B, Arch. Elevations & Floor Plan
G1-G2	Plan C, Arch. Elevations & Floor Plan
H1-H2	Plan E, Arch. Elevations & Floor Plan
I	Color / Material Boards (large boards on file)

3. The approval of PD 97009-II, including the above list of exhibits, would establish the architectural and Landscape guidelines for the entire Tract 2254. All future development shall substantially comply with these guidelines. All custom homes can be approved on a staff level; if a model house plan (a plan intended to be used multiple times throughout the tract) is proposed, the model shall be reviewed by the DRC.
4. The placement of two-story homes adjacent to Creston Road shall be reviewed and approved by the DRC subject to the following performance standards:
 - Four-sided architecture shall be used on all building elevations visible from Creston Road.
 - The second story portion of the building (as measured from the exterior vertical wall) shall be setback a minimum of 40-feet from the rear property line (i.e., back of sidewalk on Creston Road).
5. Prior to the issuance of a building permit, a privacy-fencing layout shall be submitted showing typical privacy fencing layout for interior and corner lots.
6. Prior to the issuance of a building permit, a typical front yard landscape plan shall be submitted to show the proposed front yard landscaping for an interior lot as well as a corner lot.
7. Tile roofs shall be required on all homes in Tract 2254.
8. All phases 1-7 shall comply with the above exhibits. If house plans other than the plans listed above are proposed to be used, elevations and materials shall be submitted to Planning Division Staff for review to ensure compatibility with the architecture utilized in the model homes approved with this development plan. If new model homes are proposed (same floor plan used more than once) plans shall be reviewed by the DRC.
9. No two houses with the same elevation shall be placed adjacent (side by side) of each other.

10. Any stem walls, retaining walls or decks three (3) feet or higher, shall be landscaped for screening purposes. Screening shall be shown on landscaping plan prior to the issuance of building permits.
11. Sod should be used for front yard lawns, if seeding is proposed, it should be done at appropriate times of the year and not in the winter months.

PASSED AND ADOPTED THIS 11th day of June, 2002 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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