

RESOLUTION NO.: 02-054
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT 00-018
(REPUBLIC PROPERTIES)
APN: 008-092-025

WHEREAS, Amendment to Planned Development PD 00-018 has been filed by EMK & Associates on behalf of Republic Properties, to subdivide an approximate 1.75 acre site into eight (8) condominium lots and one (1) common ownership lot, and

WHEREAS, the proposed subdivision would be located at 344 24th Street, and

WHEREAS, Tentative Tract 2469 has been filed in conjunction with this development plan to establish the proposed 9 Lot subdivision, and

WHEREAS, the General Plan land use designation is RMF-L (Residential Multiple Family Low Density) and the zoning is R-2, PD (Residential Multiple Family Low Density, Planned Development) for the four developable lots, and

WHEREAS, the 1.75 acre site has a split zoning, where the General Plan land use designation is RSF (Residential Single Family) and the Zoning is R-1, B-2 for the southern-hillside portion of the site, and

WHEREAS, an Initial Study was prepared for this project and a mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on February 27, 2001, and

WHEREAS, the recommended project mitigation measures have been incorporated in the conditions of approval for this Tentative Tract Map and the Amended Planned Development applications and further environmental analysis is not necessary, and

WHEREAS, Tentative Tract 2469 & PD 00-018 Amendment would replace Resolutions 01-022 and 01-023, Resolution 01-021 would remain in effect, and

WHEREAS, Tract 2469 & PD 00-018 Amendment went before the Planning Commission on July 9, 2002, where the public hearing was opened and continued to the Planning Commission hearing on July 23, 2002 in order to give staff and the applicant more time to work out specific details, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 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

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. 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 of 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 00-018 Amendment subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with the following standard conditions:
 - a. This project shall expire on July 23, 2004, unless a time extension request is filed with the Community Development Department prior to expiration.
 - b. The project shall comply with all conditions of approval in the resolution granting approval to Tentative Parcel Map 2469 and its exhibits.
 - c. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not

waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

- d. Prior to occupancy all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Development Director or his designee.
- e. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- f. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- g. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
- h. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- i. It is the property owner's responsibility to insure that all construction of private property improvements occurs on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- j. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- k. A KNOX box key box will be provided and mounted in a location selected by the Fire Department. The applicant can pick up an application form from Emergency Services.

COMMUNITY DEVELOPMENT 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 conditions.

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan/ Landscaping Plan
B1-B4	Building Elevations
C*	Color and Material Board

*Copies of plans are on file in the Community Development Department

3. Planned Development 00-018 coincides with Tract 2469 and authorizes the subdivision of an approximate 1.75 acre parcel of multiple family zoned property into eight (8) residential lots with one (1) unit per lot for a total of eight (8) units. The R-1 zoned portion of the property (non-buildable area) of approximately 30,651 square feet would be incorporated into the common Lot 1 to be maintained by the property owners. A "no-build" easement would be placed over the area.
4. Final Details for residences, 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 elevations
 - No roof mounted heating and air conditioning equipment
 - Architectural quality (weighted shingle roof materials as shown in exhibits)
 - Typical front yard planting treatments to include a minimum of one yard tree (per frontage) to supplement street trees
 - Pedestrian pathways
5. Final Landscaping plan shall include planting details for the street yard areas that 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 24th Street. Appropriate soil amendments and mulching cover shall be included in the planting specifications.

6. The Street Trees within the project shall be chosen from the City's approved street tree palette and approved by the Streets Division. A minimum of 1 per 50 feet is required as applicable, with final placement and design subject to Development Review Committee (DRC) approval. All parkway irrigation shall meet City standards. All landscaping and irrigation shall be installed prior to occupancy.
7. The developer shall provide usable open space per the approved exhibits and in compliance with Residential Multiple Family standards.
8. The minimum set back of residences from 24th Street shall be 25 feet.
9. Kiosk Mailboxes shall be utilized for the project in a manner consistent with the US Postal Service. The location of mailboxes shall be shown on final landscaping plans.
10. All overhead power service lines (existing and future) shall be undergrounded in conjunction with this site development.

PASSED AND ADOPTED THIS 23rd day of July, 2002, by the following Roll Call Vote:

AYES: Ferravanti, Steinbeck, Johnson, Calloway, Kemper

NOES: None

ABSENT: Warnke

ABSTAIN: McCarthy

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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