

RESOLUTION NO.: 02-062
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 02-006
(ESTRELLA ASSOCIATES)

APN: 025-391-077

WHEREAS, Planned Development 02-006 has been filed by Estrella Associates, a proposal to develop an approximate 108-acre site into an “active adult lifestyle” community with 210 residential lots, 1 public golf course lot, 2 public open space lots and 1 private community open space lot, and

WHEREAS, the proposed planned development is located east of North River Road, west of Buena Vista Road and northwesterly of River Oaks Drive, and

WHEREAS, the General Plan land use designation is RSF (Residential Single Family) and the Zoning designation is R-1 (Residential Single Family), and

WHEREAS the site is located within Subarea B of the Borkey Area Specific Plan (BASP), and

WHEREAS, Tentative Tract 2457 has been filed in conjunction with this planned development request to establish individual lots for homeownership within an “active adult lifestyle” community, and

WHEREAS, the subdivision application proposes to create 210 individual residential lots for single family home development with a minimum size of 5,250 square feet and an average lot size of 6,300 square feet, one (1)-21 acre public golf course, two (2) public open space lots to be dedicated in fee to the City of Paso Robles as permanent open space, and two (2) private community open space lots, and

WHEREAS, this planned development is a gated community for adults 55 years of age or older, and

WHEREAS, in accordance with the provisions of the BASP, both private and public recreational facilities are being provided with this development consisting of a 5,030 square foot private

community building, a private swimming pool, a public golf course and public open space along the Salinas River bluffs, 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 setback per the BASP from River Oaks Drive of 30 feet to 20 feet for the rear yards abutting this street;
- b. Modified interior side setbacks for all other lots from the Zoning Ordinance's R1 standards to 5 feet on each side with fireplaces and some architectural elements extending into side yard setbacks approximately 2 feet;
- c. Modified street side setbacks from 10 feet to 5 feet.
- d. Reduce rear yard setbacks for lots when the attached garage fronts on an alley from 20 feet to 5 feet for the garage portion of the building.

WHEREAS, a public hearing was conducted by the Planning Commission on September 24th, 2002, to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, this project is consistent with the approved Borkey Area Specific Plan for which an Environmental Impact Report (and Subsequent Environmental Impact report for the BASP and Mitigated Negative Declaration prepared for Specific Plan Amendment 99004) was prepared and certified by the City Council and therefore, pursuant to Section 15182 of the State's Guidelines to Implement the California Environmental Act, the project is exempt from additional environmental review, 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:

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 the density of the 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 is consistent with the purpose and intent of this chapter and is not contrary to the public health, safety and welfare;
- e. The requested modifications to the side setbacks are acceptable in this specific case based on the smaller lot sizes within the development and the provisions within the BASP to request modified side setbacks through a planned development application.
- f. The request to allow fireplaces and architectural elements to extend into side yard setbacks is acceptable with demonstration that individual lot design will conform to building, planning, and fire codes.
- g. The requested modifications to rear yard setbacks for attached garages which load from alleyways are acceptable in this specific case based on the consistency with the requirements of the R-1 parking standards, the smaller lot sizes and the reduced width of the project's interior, private roads. This modification is in keeping with the neo traditional design of the overall project.
- h. The requested modification to rear yard setbacks for lots abutting River Oaks Drive is not acceptable in this case as the BASP does not provide provisions for amending this setback through a planned development application

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 02-006 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 2457 and its exhibits and 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 Map 2457 & Phasing Plan
B	Site Plan
C	Conceptual Wall and Fence Plan
D	Conceptual Community Center Elevation
E1-E2	Rear and Front Loading Home Plans
F1-F18	General Design / Detailed Elevations
G	Color Palette
H1-H4	Community Center

3. This Planned Development 02-006 coincides with Tentative Tract Map 2457 and authorizes the subdivision of approximately 108-acres of single family zoned property into 210 single-family residential lots, 2-private community common space lots, 2-public open space lots to be dedicated to the City and 1-public golf course lot.
4. Phase I, the Golf Course phase, shall be completed in accordance with the conditions of PD01-018 and a final map shall be recorded, complete with necessary dedications, prior to issuance of building permits for golf course facilities.
5. This project is designed to be developed in accordance with the phasing plan for Tentative Tract 2457. Six model homes may be constructed prior to recordation of the final map for Phase III. Prior to issuance of building permits for the model homes, the Developer shall submit final details for elevations, landscaping, colors and materials, fencing, and lighting to the Development Review Committee for review and approval.
6. Prior to recordation of a final map for Phase II, the CC&Rs, as outlined in the conditions of approval for Tentative Tract 2457 shall be reviewed, approved and recorded.
7. Setbacks for all lots shall meet or exceed the following minimums:
- a. Front 20 feet to street facing garage
 15 feet to residential unit and side entry garage

- b. Side 5 feet (interior and street side)
50 feet from Salinas River bluff edge
Architectural elements and fireplaces may extend 2 feet into the required interior side yard setback if it can be demonstrated to the satisfaction of the City's Building Official that alternative methods and means are capable of compliance with the intent of the Code requiring a minimum 5 foot unobstructed area in each side yard for emergency access.
 - c. Rear yards 30 feet abutting River Oaks Drive
20 feet for all other lots, with 5 feet from alley for garages fronting on alleys
 - d. All buildings 50 feet from Salinas River bluff edge
8. All buildings shall maintain a 50-foot setback from Salinas River bluffs so that buildings will not be visible from the westerly right of way of North River Road.
 9. No two adjacent residences shall be painted or color coated the same color. A minimum ratio of one (1) different house color for each four (4) houses constructed shall be required.
 10. No building shall be placed or constructed upon a ridgeline or hillside in such a manner that the peak elevation of any portion of the building is greater than the peak elevation of the ridgeline or hilltop upon which it is constructed.
 11. A detailed fence plan shall be submitted to the City prior to issuance of building permits for Phases III through IX. Fence style and construction shall be consistent for all residential lots. Fencing may not be constructed in the front yard of any lot parallel to the front lot line. Chain link fencing is prohibited within any required building setback.
 12. Five (5) foot concrete sidewalks shall be constructed in the right of way adjacent to each street. Sidewalks shall be detached (separated from the curb by a landscaped / irrigated parkway) in accordance with the City's engineering standards and the standards approved in the BASP.
 13. All residences shall have concrete driveway aprons extending between required garages and street right of ways.
 14. All residential units shall be required to utilize water-saving fixtures and devices, including those which might be prescribed by the City at the time of development, in excess of the requirements of applicable building and construction codes.

15. Prior to recordation of the final map for Phase VII all conditions of Tract 2457 relating to the river bluff greenbelt / pedestrian pathway shall be completed.
16. All fees for the BASP shall be paid in accordance with the adopted fee and payment timing schedules.
17. Prior to issuance of building permits, 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 2457. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 02-006) conditions.

18. Prior to issuance of building permits, final details for all residential units, including Model Homes, 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
 - No roof mounted heating and air conditioning equipment
 - Roof materials as shown in the attached exhibits
 - Typical front yard and alley planting treatments
 - Colors and materials, typical front and side yard landscaping plans
19. Final Landscaping plans shall include planting details for private yards 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.
20. The street trees within the project shall be chosen from the City's approved street tree palette or the BASP approved plant list. All parkway irrigation shall meet City standards. All landscaping and irrigation shall be installed in conjunction with tract improvements.
21. 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.
22. Private yard landscaping shall be continued around the street side yard of corner lots and shown on the final landscape drawings submitted for Development Review Committee review.
23. Mailboxes shall be located within the Community Center for the entire project as shown on the plans and in a manner consistent with the US Postal Service.

PASSED AND ADOPTED THIS 24th day of September, 2002 by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, KEMPER, McCARTHY, WARNKE

NOES:

ABSENT: FERRAVANTI, STEINBECK

ABSTAIN:

CHAIRMAN PRO TEM RALPH McCARTHY

ATTEST:

TINA RYDER, ACTING PLANNING COMMISSION SECRETARY

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