

RESOLUTION NO.: 02-023  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 99021  
(Weyrich Development Co.)  
APN: 025-361-012

WHEREAS, Tentative Tract 2350 and Planned Development PD 99021 expired on November 23, 2001, and

WHEREAS, on March 12, 2002, Weyrich Development Inc., filed an application to refile Tentative Tract 2350 and PD 99021, and

WHEREAS, originally Tentative Tract 2350 and PD 99021 were approved by the Planning Commission on November 23, 1999, via Resolutions No. 99-089 and No. 99-090, the project consisted of a proposal to subdivide an approximate 90 acre site into 175 single family residential lots (137 conventional lots and 38 lots within a gated community), and

WHEREAS, the proposed subdivision would be located west of Rolling Hills Road, east of Golden Hill Road and north of Creston Road adjacent to the Williams Plaza, and

WHEREAS, an 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 April 9, 2002, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 9, 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 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 99021 subject to the following conditions:

**STANDARD CONDITIONS:**

- 1. All conditions and exhibits within Resolution 99-090 shall remain in full effect.
- 2. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2350 and its exhibits.

PASSED AND ADOPTED THIS 9<sup>th</sup> day of April, 2002 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

---

CHAIRMAN ED STEINBECK

ATTEST:

---

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

meg\maps\tract 2350\pd res