

RESOLUTION NO.: 03-055

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 03-001
(Wittstrom / Cagliero)
APN: 008-381-001

WHEREAS, Chad Wittstrom and Pete Cagliero have filed an application for Tentative Tract 2529 a subdivision that would subdivide the 28.4-acre site into 21 residential lots for 21 single family residences and 1 open space lot; and

WHEREAS, the project is located on the west side of Vine Street in the vicinity of its intersection with 36th Street; and

WHEREAS, Planned Development 03-001 has been filed in conjunction with the 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, as part of the Planned Development application, the applicants are requesting that the Planning Commission allow detached accessory buildings, “casitas” to be located in the front yard area of the lot; and

WHEREAS, the applicants have proposed new street names for the subdivision for Planning Commission approval; and

WHEREAS, a Negative Declaration was adopted by the Planning Commission for this project, in accordance with the California Environmental Quality Act; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 24, 2003, to

consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed planned development and subdivision; 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 03-001 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 2529 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Description Sheet
B	Architectural Site Plan
C	Typical Lot Development Plan, Site Section
D	Conceptual Building Elevations, Details
E	Project Details
F	Tract Map / Utility Map
G	Grading and Drainage Plan
H	Conceptual Lot Grading Plan
I	Tract Landscape Conceptual Plan
J	Conceptual Lot Landscaping Plan
K	Details

Full size plans are on file with the Community Development Department

3. This Tentative Tract Map 2529 and Planned Development 03-001 authorizes the subdivision of approximately 28.4 acres into 21 single family residential lots ranging from approximately .5 acre to 1.15 acres with one open space lot that would be approximately 10 acres. The approval of the development plan would also allow the use of Casitas to be located in the front of the lots as long as the casitas buildings meet the required 15-foot front yard setback, and the 5-foot and 10-foot side yard setbacks.
4. PD 03-001 would establish the development guidelines for homes within Tract 2529. Each individual home will need to incorporate details and architectural characteristics consistent with details established in the above referenced exhibits.
5. Any retaining wall, stem wall or deck three 3-feet or higher, shall be screened with landscaping. Prior to the issuance of a grading permit, plans shall be submitted to show planting treatments for the retaining wall along Caballo Road
6. With the construction of each home, each individual builder/home owner will be required to screen any stem wall or deck higher than 3-feet in height with landscaping, also each individual detention basin will need to be landscaped if visible from Caballo Rd. or any other streets.
7. Corner lots shall continue the landscaping treatments along the street side yard of the lot. A typical plan shall be submitted to show how front yard landscaping will be addressed for corner lots.
8. The following details shall be submitted for the DRC for final review prior to final map approval:
 - a. Detention Basin Structure at bottom of Caballo Rd.
 - b. Choices for individual lot fencing

- c. Entry features / Gates for Tract
- d. Retaining Walls / Landscaping
- e. Slope Landscaping

PASSED AND ADOPTED THIS 24th day of June, 2003 by the following Roll Call Vote:

AYES: Flynn, Ferravanti, Johnson, Steinbeck, Calloway, Kemper

NOES: None

ABSENT: Warnke

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY