

RESOLUTION NO.: 04-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
GRANTING A NEGATIVE DECLARATION STATUS
FOR PLANNED DEVELOPMENT 03-011
(RUNNELLS / WILSON)

APN: 009-252-018, 019, 020, 021, 022

WHEREAS, Planned Development 03-011 has been filed by Rand Salke on behalf of Richard Runnells and Brian Wilson to construct five single-family homes on five existing hillside lots; and

WHEREAS, the General Plan land use designation of the subject lots is RMF-L (Residential Multiple-Family, Low) and they are located in the R2 (Duplex/Triplex) Zoning District; and

WHEREAS, the applicant is seeking authorization to develop the project using modified grading and development standards per Sections 21.16I.040C and 21.16I.100 of the City's Zoning Ordinance, based on the following:

- Compliance with the grading limitations and development standards, including restrictions against pad grading on property in the hillside development district, is physically infeasible for any reasonable type of development of the subject property;
- Development of the subject property in accordance with the modified standards will not create a physical hazard nor will it create a negative visual impact when a graded slope or retaining wall is viewed from a street or neighboring property;

and;

WHEREAS, an Initial Study was prepared for this project (attached as Exhibit A) which concludes and proposes that a Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 10, 2004 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds no substantial

evidence that there would be a significant impact on the environment if the application was approved with conditions as described in that initial study and contained in the resolutions approving PD 03-011.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that a Negative Declaration is hereby approved for Planned Development 03-011 and recommended for adoption in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 10th day of February, 2004 by the following roll call vote:

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

NOES: None

ABSENT: Hamon

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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