

RESOLUTION NO.: 04-019
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 04-001
(JOHN & JUNE BERTONI)
APN: 008-381-001

WHEREAS, Tract 2521, an application filed by EMK and Associates on behalf of John and June Bertoni, to divide two parcels of approximately 12.4 acres site into nine (9) individual lots located at 75 21st Street; and

WHEREAS, in conjunction with Tract 2521, the applicant submitted an application for Planned Development PD 04-001, to establish guidelines for the construction of the homes for the lots including the ability to pad grade the lots in accordance with Section 21.16E of the Zoning Code; and

WHEREAS, Section 21.16E of the Zoning Code would allow the lots to be pad graded since the lot size is one acre or larger with approval by the DRC, and

WHEREAS, the subject site is located in the RSF-1 land use category and R-1,B4 zoning district; and

WHEREAS, the applicant proposes to create nine lots, where each lot would be greater than one acre; and

WHEREAS, the proposed map would be consistent with Table 21.16E.090, Minimum Lot Size per Zoning District, where the minimum lot size is one acre; and

WHEREAS, the two existing houses would remain and be located on newly created Lots 3 and 8; and

WHEREAS, all Lots, with the exception of Lot 7 which is accessed from 21st Street, would be accessed from a new paved cul-de-sac street; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 24, 2004, 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, an Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a Negative Declaration was approved by the Planning Commission on February 24, 2004, 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;
- e. That the proposed pad grading would be consistent with the existing grading that has been established and would be acceptable for this tract because of the lots being one acre or larger in size;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 04-001 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 2521 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 Map
B	Conceptual Building Sites

- 3. This Planned Development 04-001 coincides with Tentative Tract Map 2521 and authorizes the subdivision of approximately 11-acres into 9 single family residential lots, for the construction of a maximum of 1-dwelling unit per lot. PD 04-001 would also establish the ability to pad grade the lots in conformance with Section 21.16E of the Zoning Code.
- 4. In conjunction with the review of the Building Permits for each lot, Staff shall review the following final details:
 - a. Final Grading Plan for conformance with Section 21.16E
 - b. Slope Landscape Plan for conformance with Section 21.16E
 - c. Front Yard Landscaping
 - d. Fencing Plan
 - e. Color/Material Boards

5. Homes for this subdivision may be one or two story. The architecture, colors and materials should generally be consistent with the new home on Lot 3. All homes are required to have tile roofs.

6. All homes shall utilize four sided architecture.

PASSED AND ADOPTED THIS 24th day of February, 2004 by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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