

RESOLUTION NO.: 04-039  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 03-019  
(CHARTER PACIFIC GROUP, INC.)  
APN: 009-511-016

WHEREAS, Tract 2593, an application filed by Vaughan Surveys on behalf of Charter Pacific Group, Inc., to divide a 23.3 acre parcel into fifty-five (55) single-family residential lots; and

WHEREAS, Tract 2593 is located at the terminus of Red Cloud Road and Navajo Avenue; and

WHEREAS, in conjunction with Tract 2593, the applicant submitted an application for Rezone 03-008, to establish Planned Development Overlay zoning over the site; and

WHEREAS, with PD Overlay zoning (PD 03-019), the applicant is requesting the Planning Commission allow for reduced lot sizes in order to reduce the amount of grading necessary to construct the development as well as reduce the impacts to oak trees; and

WHEREAS, the subject site is located in the RSF- land use category and R-1, zoning district; 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 March 23, 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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 03-019 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 2593, Rezone 03-008 and the associated 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 with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
A	Tentative Tract Map
B	Site Plan / Development Plan
C	Preliminary Grading and Drainage Plan
D	Exterior Elevations – Plan 1
E	Exterior Elevations – Plan 2
F	Exterior Elevations – Plan 3
G	Design Criteria for Home Builders

Full size plans are on file with the Community Development Department

3. This Planned Development 03-019 coincides with Tentative Tract Map 2593 and Rezone 03-008 and authorizes the subdivision of approximately 23-acres into a maximum of 55 single family residential lots ranging from approximately 7,234 square feet to 33,494 square feet.
4. The final details of all project landscaping, street trees 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 2593. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 03-019) conditions.
5. Prior to map recordation, Model Homes for future tract development shall be subject to review by the Development Review Committee (DRC). The developer shall provide a plan package to include: site plan (with setbacks and model locations), typical front yard landscaping, typical side yard planting for corner lots, floor plans, elevations (all four sides) and colors and materials. The DRC will review the plans to assure that the following design intentions are achieved:
  - a. Homes shall utilize “four-sided” architecture (i.e., appropriate level of detail treatment on all sides, especially where visible from a public way);
  - b. Colors and materials shall be in neutral tones to blend with the natural adjacent surroundings and vegetation;
  - c. One-story homes shall be required on Lots 1-7, 40 and 23;
  - d. Adequate mix of models shall be used to avoid the repeat placement of like models adjacent to one another or repetitively;
  - e. To the greatest extent feasible, home models should include design measures that orient the garages away from the street face (i.e., side loading or recessed towards the rear of the parcel).
  - f. In addition to street trees within the parkway, the developer shall include a minimum of two (2) front yard trees in the private landscaping design to increase long term vegetation screening for the subdivision. Additional trees shall be provided for corner lots.

6. The fencing plan shall be modified to allow for the 10-foot setback for reverse corner lots, Lots 22, 23, 28, 39. Generally when a side fence is adjacent to the street a minimum 3-foot landscape strip shall be provided.
7. Prior to recordation, the applicant shall submit a Master Street Tree planting plan for all phases that shall be subject to review by the Development Review Committee and contingent on approval by the Streets Division. The purpose of the plan is to establish a comprehensive long term approach for specific species along each street. Tree species shall be chosen from the City's approved street tree palette. Trees shall be planted a minimum of 40 feet on center in accordance with the Specific Plan standards and shall be installed on a phase by phase basis in accordance with Tract conditions.
8. Prior to the recordation of the map, the Engineer of Record shall provide a written certification that each lot recorded in the project phase has an adequate building area such that no additional oak trees would need to be requested for removal (with the exception of those specifically referenced in the tract resolution for Council consideration to be removed).
9. Prior to the issuance of a building permit, the DRC shall review all down slope lots to insure necessary screening of stem walls and/or decks.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of March, 2004 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN TOM FLYNN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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