

RESOLUTION NO.: 04-052

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 04-009
(EWENS / GORDON)

APN: 008-081-003

WHEREAS, Planned Development 04-009 has been filed by Rick Ewens and Mike Gordon, to construct two new residential units on the 7,000 square foot lot located at 730 30th Street; and

WHEREAS, the subject site is located within the R4,PD Zoning District; and

WHEREAS, Section 21.16A of the Zoning Code requires that projects located within the Planned Development Overlay Zone, be reviewed by the Planning Commission via a Development Plan, and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, at its April 27, 2004 meeting, the Planning Commission held a noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 04-009; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the 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 the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
 - b. The Project maintains and enhances the significant natural resources on the site.
 - c. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.
 - d. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not 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 04-009, subject to the following conditions:

PLANNING SITE SPECIFIC CONDITIONS:

1. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan (shall be modified to only have 2 units rather than 3)
B	Floor Plan Lower Bldg. C
C	Floor Plan Upper Bldg. C
D	East Elevation Bldg. C
E	West Elevation Bldg. C
F	North Elevation Bldg. C
G	South Elevation Bldg. C
H	Arborist Report
I	Color and Materials Board (on file in the Community Development Dept.)

2. The approval of the PD 04-009 would allow the construction of three new residential units with the associated driveway and parking area as shown within above listed Exhibits A-D.
3. All construction techniques as described in the Arborist Report Attached as Exhibit D shall be complied with.
4. All new utility lines shall be installed underground.
5. Prior to occupancy, the applicant shall install new curb, gutter and sidewalk across the frontage of the property on both 30th and Park Streets.
6. Prior to occupancy, the applicant shall enter into an agreement not to protest an assessment district to relocate all overhead utility lines across or adjacent to the site.
7. Prior to the issuance of a Building Permit, the applicant shall submit a revised site plan showing two units rather than three.

PASSED AND ADOPTED THIS 27th day of April, 2004 by the following Roll Call Vote:

AYES: Kemper, Johnson, Ferravanti, Hamon, Mattke, Flynn
NOES: None
ABSENT: None
ABSTAIN: Steinbeck

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY