

RESOLUTION NO.: 04-095  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT AN AMENDMENT TO PD 91002 / 91003  
(PAHLER)

APN: 009-750-010

WHEREAS, Tentative Parcel Map PR 03-0340 has been filed by McCarthy Engineering on behalf of Joe Pahler to subdivide an approximate 2.5 acre site into four lots for three new single family dwelling and one existing single family dwelling at 2275 Larkfield Place; and

WHEREAS, this parcel is located within a planned development (PD) zoning overlay district and this application is located within the geographic area covered by a master development PD 91002 / 91003; and

WHEREAS, master development PD 91002 / 91003 was approved by the City Council on January 7, 1992 and amended by the Planning Commission on April 28, 1992; and,

WHEREAS, subdivision of this property was not included in the original master development PD 91002 / 91003 approval; and

WHEREAS, subdivision of this property requires an amendment to Planned Development PD 91002 / 91003 and has been filed in conjunction with this tentative map requesting the ability to subdivide the property and a reduction to the required 100-foot minimum lot width contained in the Zoning Ordinance for B-3 properties (Parcel 4 only); and

WHEREAS, an Initial Study was prepared for this project and a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was considered in the decision making process by the Planning Commission and subsequently approved by the Planning Commission on August 24, 2004; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 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 plan development amendment; 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. The reduction of the minimum lot width of 100 feet to 70 feet on a portion of Parcel 4 will not be detrimental to the health, safety or welfare of the general public or persons residing in the neighborhood, or be detrimental or injurious to property or improvements in the vicinity of the use because it is consistent with the general character of the neighborhood and residential uses are not proposed in the area with the reduced setback.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve the requested amendment to planned development PD 91002 / 91003 in conjunction with PR 03-0340 subject to the following conditions:

**STANDARD CONDITIONS:**

1. The project shall comply with all applicable conditions established for Planned Developments PD 91002 / 91003 by City Council action on January 7, 1992 and as amended by subsequent resolutions.

**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 comply with all conditions of approval contained in the resolution granting approval to Tentative Parcel Map PR 03-0340 and its exhibits.
3. This amendment to Planned Development 91002 / 91003 coincides with Tentative Parcel Map PR 03-0338 and authorizes the subdivision of approximately 2.5-acres into 4 single family residential lots between approximately 20,000 square feet and 36,000 square feet each.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of August, 2004 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN TOM FLYNN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY