

RESOLUTION NO.: 04-0129
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 04-023
(HARROD BUILDERS)
APN: 009-750-001

WHEREAS, Tract 2609, an application filed by North Coast Engineering on behalf of Harrod Builders to divide a 8.5 acre parcel into twenty (20) single-family residential lots; and

WHEREAS, Tract 2609 is located on the northern side of Meadowlark Road between Beechwood Dr. and Oriole Way; and

WHEREAS, in conjunction with Tract 2609, the applicant submitted an application for Rezone 04-005, to change the Zoning designation from R1,B3-PD to R1,PD-3 establish Planned Development Overlay zoning over the site; and

WHEREAS, PD 04-023 has been filed to establish the home design and the use of model homes for the project; 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 November 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 04-023 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 2609, Rezone 04-005 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Tentative Tract Map
B	Preliminary Grading and Drainage Plan
C	Development Goals
D1-D4	Conceptual Model Homes
E	Proposed Building Envelope for Parcel 3
*Full size plans are on file with the Community Development Department	

3. This Planned Development 04-023 coincides with Tentative Tract Map 2609 and Rezone 04-005 and authorizes the subdivision of approximately 8.5-acres into a maximum of 20 single family residential lots ranging from approximately 8,773 square feet to 17,083 square feet in size.
4. The final details of all project landscaping, street trees and entry ways shall be subject to review and approval by the Development Review Committee (DRC) prior to map recordation.
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. Adequate mix of models shall be used to avoid the repeat placement of like models adjacent to one another or repetitively;
 - d. 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).
 - e. 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.
 - f. Fencing plan.
6. 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.
 7. 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).
 8. 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 23rd day of November, 2004 by the following Roll Call Vote:

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

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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