

RESOLUTION NO: 05-0014

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION
ADDRESSING TRACT 2676 & PLANNED DEVELOPMENT 04-021
(WHALEY / LONDON)
APN: 009-611-001

WHEREAS, Tract 2676, an application filed by Mark London on behalf of John S. and Gayle I. Whaley, to divide a 6.43-acre site into eleven (11) single-family residential lots with one lot (Lot 12) to be dedicated to the City as open space; and

WHEREAS, Tract 2676 is located at 535 Navajo Avenue; and

WHEREAS, in conjunction with Tract 2676, the applicant submitted an application for PD 04-021 to establish the design of the subdivision; and

WHEREAS, the applicant is requesting the Planning Commission allow reduced lot depths as well as reduced front yard setbacks for detached garages from 50-feet to 20-feet for Lots 5 and 7; and

WHEREAS, the subject site is located in the RSF- 4 land use category and R-1, zoning district; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, at its February 8, 2005 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefore; and

WHEREAS, public notice of intent to adopt a Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, based on the information and analysis contained in the Initial Study and the attachments thereto, a determination has been made that the proposed project qualifies for adoption of a Negative Declaration.

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that the proposed project, Tract 2676, PD 04-021, will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning

Commission (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).

2. Adopt a Negative Declaration for the proposed Planned Development.

PASSED AND ADOPTED THIS 8th day of February, 2005, by the following roll call vote:

AYES: Menath, Steinbeck, Flynn, Hamon, Holstine

NOES: None

ABSENT: Mattke, Johnson

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY