

RESOLUTION NO. 05-0015

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
TRACT 2676  
(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 and one (1) open space lot to be dedicated to the City; 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, 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 February 8, 2005, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 8, 2005 to consider facts as presented in the staff report prepared for the tentative tract map, and to accept public testimony regarding the application, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles;
2. The design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;

3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Tentative Tract 2676 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.
2. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 04-021 and its exhibits.

SITE SPECIFIC CONDITIONS OF APPROVAL:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

COMMUNITY DEVELOPMENT 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.

3. 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	Standard Conditions
B	Tentative Tract Map
C	Preliminary Grading and Drainage

4. This Tentative Tract Map 2676 coincides with Planned Development 04-021 and authorizes the subdivision of approximately 6.43-acres site into a maximum of 11 single family

residential lots ranging from approximately 10,00 square feet to 24,939 square feet in size, with one lot (Lot 12) being dedicated to the City as open space.

5. The maximum number of residential lots permitted within this subdivision/development plan shall be 11. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
6. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits B & C, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
7. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 04-021 and its exhibits.
8. Grading of the tract shall be consistent with Hillside Grading Regulations. No pad or mass grading is allowed for this subdivision except for lots that have a natural slope of less than 10-percent, as approved by the Development Review Committee.
9. Prior to the approval of the final map, in conjunction with the street improvement plans, the street tree plan shall be reviewed and accepted by the Public Works Department. All necessary irrigation shall be shown on the plan.
10. In the event that buried or otherwise hidden resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.
11. The applicant will need to enter into an assessment district for a Community Facilities District (CFD) for each parcel of the subdivision. The final agreement will need to be in a form approved by the City Attorney.

### **Engineering Site Specific Conditions**

12. The new street shall be constructed in accordance with City Hillside Standard A-8 and cul-de-sac Standard A-18.
13. Navajo Avenue shall be improved across the frontage of the subdivision in accordance with City Local Street Standard A-5.
14. The subdivider shall record covenants on all lots in Tract 2676 notifying buyers of lots of the limitations of the design of homes resulting from the Hillside Grading Ordinance and the Oak Tree Preservation Ordinance.

15. All property west of Lots 5, 6 and 7 shall be dedicated to the City in fee as open space, including all property west of River Road.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of February, 2005 by the following Roll Call Vote:

AYES: Menath, Steinbeck, Flynn, Hamon, Holstine

NOES: None

ABSENT: Mattke, Johnson

ABSTAIN: None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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