

RESOLUTION NO.: 05-0016  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR 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 and 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, 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, 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 04-021 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 2676 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:

EXHIBIT	DESCRIPTION
A	Tentative Tract Map
B	Preliminary Grading and Drainage Plan
C	Conceptual Building Envelope – Lot 5
D	Conceptual Building Envelope – Lot 7
E	Home Design Parameters
F	Color / Material Board
Full size plans are on file with the Community Development Department	

- 3. This Planned Development 04-021 coincides with Tentative Tract Map 2676 authorizes the subdivision of approximately 6.43-acres into a maximum of 11 single family residential lots ranging from approximately 10,000 square feet to 24,939 square feet, and one open space lot to be dedicated to the City.
- 4. The final details of all project landscaping, street trees shall be subject to review and approval by the Development Review Committee (DRC) prior to map recordation as outlined in this and/or the Resolution approving Tentative Tract 2676. All conditions contained in that resolution shall be executed in coordination with these Planned Development (PD 04-021) conditions.
- 5. Prior to the issuance of a Building Permit, Planning Staff shall review the site plan and elevations for each lot to insure that the following conditions have been complied with:

- a. Homes shall utilize “four-sided” architecture (i.e., appropriate level of detail treatment on all sides visible from public view);
  - b. Colors and materials shall comply with or be similar to the approved color board (Exhibit E)
  - c. 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.
6. All setbacks shall comply with R-1 Standards except for detached garages if constructed on Lots 5 & 7 which can be a minimum of 20-feet from the front property line.

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, PLANNING COMMISSION SECRETARY

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