

RESOLUTION NO. : 05-0030
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 04-016
(VANDEDRLIP / SCANLAN)
APN: 025-392-005

WHEREAS, Tentative Tract 2620 (West View Estates) has been filed by North Coast Engineering on behalf of Vince Vanderlip and Mike Scanlan to subdivide an approximate 15-acre site into 16 single family residential lots; and

WHEREAS, the proposed subdivision would be located at the terminus of Via Lantana and Via Magnolia; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 04-016 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part.

WHEREAS, modifications and flexibility in zoning standards is requested by the applicant for the following:

- The reduction of the 70 foot wide lot frontage (at setback line) for Lots 5, 6, 7 & 8, cul de sac lots.
- That detached garages have a 15-foot front yard setback (20 feet to the garage door if it faces the street), rather than a 50-foot front yard setback.

WHEREAS, a public hearing was conducted by the Planning Commission on March 22, 2005 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, 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 project is consistent with the policies for development established within the Union/46 Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 04-016 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 2620 and its 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 & Drainage
C	Oak Tree Location & Lot Development Plan
D	Example of Subdivision Design – Union 46 Specific Plan
E1 – E7	Conceptual Architectural Drawings

Full size plans are on file with the Community Development Department

3. This Planned Development 04-016 coincides with Tentative Tract Map 2620 and authorizes the subdivision of approximately 15-acres into a maximum of 16 single family residential lots ranging from approximately 10,000 square feet to 26,000-acre in size (maintaining an average of 12,000 square feet).
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 16. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. The final details of all project landscaping, street trees and project signage (if any) shall be subject to review and approval by the Development Review Committee (DRC) prior to map recordation.
6. Prior to the issuance of a Building Permit for each lot, site plans, architectural elevations, colors/materials and landscaping plans shall be submitted to the Development Review Committee (DRC). At a minimum, all elevations visible from the public street shall have window trim such consistent with that of the front elevation.
7. Homes on Lots that have oak trees shall be constructed within the developable area as shown on the Oak Tree Location & Lot Development Plan attached to this resolution (Exhibit D). In no circumstance can the house foot print extend out of the developable area and further impact the oak trees.
8. Setbacks for the houses and detached garages shall be as follows:
 - Front: 15-feet, 20-feet to a garage door facing the street
 - Interior Side: 5-feet and 10-feet (one story)
 - Street Side: 10-feet (one or two story)
 - Rear: 20-feet

Note: Stem walls 6-feet or greater will be considered two-story and necessitate a minimum of a 10-foot side yard setback.

9. A shared driveway maintenance agreement will need to be recorded for lots that share a driveway.

PASSED AND ADOPTED THIS 22nd day of March, 2005 by the following Roll Call Vote:

AYES: Hamon, Holstine, Menath, Steinbeck, Johnson

NOES: Flynn

ABSENT: Mattke

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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