

RESOLUTION NO.: 05-0102
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 03-004
(MANNIE)
APN: 008-031-026

WHEREAS, Tract 2753, an application filed by Ralph McCarthy on behalf of Jerome M. Mannie, to divide an approximate 21,000 square foot site into six (6) condominium lots with one common lot for access and parking; and

WHEREAS, Tract 2753 is located on the southeast corner of 36th Street and Oak Street; and

WHEREAS, in conjunction with Tract 2753, the applicant submitted an application for PD 03-004 to establish the design of the subdivision; and

WHEREAS, the subject site is located in the RMF- 12 land use category and R-4, zoning district; and

WHEREAS, since the site has a RMF-12 land use designation, R3 densities are required to be used to calculate the number of units for the site, which would allow the development of 6 units; 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 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 03-004 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 2753 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	Architectural Site Plan
D	Typical Floor Plans - Lower
E	Typical Floor Plans - Upper
F1-F2	Architectural Elevations
G	Landscape Plan (On-file)
H	Color Material Boards (On-File)

Full size plans are on file with the Community Development Department

- 3. This Planned Development 03-004 coincides with Tentative Tract Map 2573 authorizes the subdivision of an approximate 21,000 square foot lot into 6 condominium units with associated covered parking and landscaping.
- 4. Prior to the issuance of a Building Permit, DRC 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 H)
 - c. Landscaping, including any necessary street trees as well as landscape screening of transformers, back flow devices and any other equipment.
 - d. Light cut-sheets for an exterior lighting including parking lot pole lights.

PASSED AND ADOPTED THIS 8th day of November, 2005 by the following Roll Call Vote:

AYES: Johnson, Flynn, Menath, Holstine, Hamon, Mattke

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

VICE CHAIRMAN ERIC MATTKE

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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