

RESOLUTION NO.: 05-0104

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR TENTATIVE TRACT 2782
FOR PROPERTY LOCATED AT THE EASTERN TERMINUS OF
EXPERIMENTAL STATION ROAD
APN: 025-391-035; APPLICANT: CHAD WITTSTROM**

WHEREAS, this is Tentative Tract 2782, an application filed by Chad Wittstrom to divide property located at the east end of Experimental Station Road into 7 parcels, with 5 parcels one acre in area and the other two parcels 1.03 and 1.18 acres in area; and

WHEREAS, this is also an application to amend the Borkey Specific Plan to permit a rural local street standard, to be approved under a separate resolution; and

WHEREAS, the project is consistent with the General Plan land use designation RSF-1 (Residential Single Family) and the Zoning district which is R1-B4 (Residential Single Family); and

WHEREAS, the rural local street standard is appropriate for Experimental Station Road and a 24 foot wide street is appropriate for the eastern extension of Experimental Station Road since Experimental Station Road is surrounded with low density residential development and it does not serve a significant number of parcels; and

WHEREAS, the existing site currently has an existing home and a few other structures located on, which will be demolished prior to future development of the property; 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, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed residential project will not result in significant environmental impacts and it is appropriate for the Planning Commission to adopt a Negative Declaration, which is included in a separate resolution; and

WHEREAS, the open public hearing was conducted by the Planning Commission on November 22, 2005 to consider facts as presented in the staff report prepared for the tentative tract and Specific Plan Amendment 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 land division proposed is not likely to cause serious public health problems;
7. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. A 24 foot wide street standard is suitable for this subdivision in the Borkey Specific Plan, and the rural local street standard is appropriate for the remainder of Experimental Station Road to Buena Vista Drive.
9. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative tract map and specific plan approval for Tentative Tract 2782 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.

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.

PLANNING

2. The project shall be designed so that it substantially conforms with the following exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Tract 2782

3. The residential condominium units shall comply with all applicable development standards in the City Zoning Ordinance and Subdivision Ordinance.

4. Future development of these parcels shall employ the tree protection measures included arborist report for the Initial Study and Negative Declaration for this project.
5. The Arborist Report prepared for this project will need to be amended to include tree protection measures for potential encroachment of the road extension within the critical root zone of the 14" oak tree in the road alignment.
6. A constructive notice shall be recorded with the Final Map for all newly created parcels stating that any future development on these properties shall protect the existing oak trees on the property and that the oak trees shall not be permitted to be removed to accommodate new development.
7. No residential development shall be permitted within the 60 foot wide easement adjacent to Highway 46. The frontage of this property (outside of the road extension of Experimental Station Road) shall be landscaped a minimum depth of 30 feet along the highway frontage prior to recordation of the Final Map. The landscaping plan for this area shall be approved by the Development Review Committee. Landscaping shall be maintained in the Landscape and Lighting District.
8. A constructive notice shall be recorded with the Final Map for all newly created parcels stating that any future development on these properties shall provide building design that provides architectural details for all four sides of structures.
9. A solid decorative masonry wall shall be constructed along the property frontage in a location as approved by the Community Development Director prior to recordation of the Final Map, and shall be maintained by the Landscape and Lighting District.

ENGINEERING

10. Experimental Station Road shall be constructed in accordance with City Rural Standard A-7 within the boundaries of the subdivision.
11. Experimental Station Road shall be improved to a 32-foot paved section in accordance with plans approved by the City Engineer and the Emergency Services Department from the easterly boundary of Tentative Tract 2504 to the boundary of Tract 2782.
12. A comprehensive drainage plan shall be submitted and approved by the City Engineer.
13. An 8-inch water main shall be extended from Dallons Drive (or Jena Court) to the west boundary of Tract 2782.
14. An 8-inch sewer line must be extended from Dallons Drive (or Jena Court) to serve each of the lots in the subdivision.
15. A public drainage easement must be provided from the north end of Experimental Station Road to Jena Court.

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

AYES: Commissioners – Flynn, Holstine, Johnson, Mattke
NOES: Commissioners – Hamon, Menath, and Chair Steinbeck
ABSENT: Commissioners – None
ABSTAIN: Commissioners – None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA
SECRETARY OF THE PLANNING COMMISSION