

RESOLUTION NO.: 05-0105

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO RECOMMEND APPROVAL OF
SPECIFIC PLAN AMENDMENT 05-044 TO THE CITY COUNCIL
FOR PROPERTY LOCATED AT THE EASTERN TERMINUS OF
EXPERIMENTAL STATION ROAD
APN: 025-391-035
APPLICANT: CHAD WITTSTROM**

WHEREAS, this is an application to amend the Borkey Specific Plan to permit a Rural Local Street Standard for Experimental Station Road, and a 24 foot wide street standard for the extension of Experimental Station Road; and

WHEREAS, the application includes Tentative Tract 2782, 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, approved under a separate resolution; and

WHEREAS, the road specification for Experimental Station Road for Subarea D is in the Borkey Area Specific Plan, on page III-23, which indicates that this road will be a Local Residential Street; and

WHEREAS, the Rural Local Street Standard is appropriate for this location since the east end of Experimental Station Road is surrounded with low density residential development and zoning, and it does not serve a significant number of parcels; and

WHEREAS, if amended the project would be 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, 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 Specific Plan Amendment and to accept public testimony regarding the application; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby recommend approval of this amendment to the Borkey Area Specific

Plan, subject to the following findings, to the City Council:

1. This amendment is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
2. This amendment is not likely to cause serious public health problems;
3. The Rural Local Road Standard (A-7) is suitable for Experimental Station Road in Subarea D, and a 24 foot street standard is appropriate for the extension of Experimental Station Road in this subdivision in the Borkey Specific Plan.

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, Steinbeck
ABSENT: Commissioners –
ABSTAIN: Commissioners –

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA
SECRETARY OF THE PLANNING COMMISSION