

RESOLUTION NO.: 05-0065

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT TO PD 91002 / 91003
(LONG)

WHEREAS, Tentative Parcel Map PR 05-0118 has been filed by Theta Mae Long to subdivide a 2.3 acre parcel ("the Site") into two lots for one new single family dwelling and one existing single family dwelling at 2335 Ashwood Place; and

WHEREAS, the Site is located within a planned development (PD) zoning overlay district and this application is located within the geographic area covered by a master development PD 91002 / 91003; and

WHEREAS, master development PD 91002 / 91003 was approved by the City Council on January 7, 1992 via Resolution 92-04; and,

WHEREAS, subdivision of the Site was not included in the original master development PD 91002 / 91003 approval; and

WHEREAS, subdivision of the Site requires an amendment to Planned Development PD 91002 / 91003 and has been filed in conjunction with this tentative map requesting the ability to subdivide the property; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 28, 2005, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and plan development amendment; 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 the requested amendment to planned development PD 91002 / 91003 in conjunction with PR 05-0118 subject to the following conditions:

1. This amendment to Planned Development 91002 / 91003 coincides with Tentative Parcel Map PR 05-0118 and authorizes the subdivision of a 2.3 acre parcel into two single family residential lots: 1.3 acres and 1.0 acres respectively.
2. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Parcel Map PR 05-0118 and its exhibits.
3. Most conditions set forth in Resolution 92-04 that would apply to this project have been incorporated into the resolution granting approval to Tentative Parcel Map PR 05-0118. This resolution shall supercede the remaining conditions of Resolution 92-04 applicable to this project as set forth below. (Condition numbers cited are from Resolution 92-04.)
 - a. Condition No 6: Given the history of approved and/or recorded parcel maps and subdivisions in the area bounded by Ashwood Place, Meadowlark Road, Beechwood Drive, and Oriole Way, the 30 foot wide existing easement along the southern property line does not appear to be needed to provide access to any parcel in this area. The applicant may, along with other affected property owners, apply to the City to abandon said easement.
 - b. Condition No. 8: For the reasons stated below, the driveway serving Parcel #2 may be 12 feet wide, instead of 16 feet:
 - (1) The developable area of Parcel #2 is on the southern end of the parcel, more than 50 feet from Ashwood Place;
 - (2) The City's Zoning Code (Section 21.22.060.C.3.a) presently allows for driveways longer than 50 feet to be 12 feet in width;
 - (3) A narrower driveway will minimize grading that could encroach into the 100 year flood zone on Parcel #2.

- c. Condition No. 12: Since the original approval of PD 91002 / 91003, the Development Review Committee has delegated approval for hillside single family homes to staff, subject to conformance with pre-determined architectural guidelines. A similar delegation for the development of Parcel 2 is hereby approved, subject to staff applying the same guidelines for hillside development.
- d. Conditions No. 14, 16, and 17: Since the flood plain on the site is generally a wide, flat area without any trees or shrubs, it has been determined to have insignificant value to the neighborhood or to the City. Therefore, the requirement to offer the flood plain for dedication as an open space and drainage easement and for the easement area to be annexed into the City's Landscaping and Lighting District has been.

To replace the above conditions the following condition shall be applied to PR 05-0118:

At the time of the issuance of a Building Permit, a portion of the area within the 100-year flood limits shall be dedicated to the City for maintenance by the Landscape and Lighting District. The final width of the drainage channel shall be determined by the City Engineer and any other necessary agencies.

PASSED AND ADOPTED THIS 28th day of June, 2005 by the following Roll Call Vote:

AYES: Johnson, Hamon, Menath, Flynn, Steinbeck, Holstine
NOES: None
ABSENT: Mattke
ABSTAIN: None



CHAIRMAN ED STEINBECK

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY