

RESOLUTION NO.: 06-0097

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES TO GRANT AN AMENDMENT
TO APPROVAL OF PLANNED DEVELOPMENT 02-002 (VINA ROBLES)
APN: 025-371-020**

WHEREAS, the subject site is located on Mill Road, south of Highway 46 and west of the Hunter Ranch Golf Course; and

WHEREAS, Planned Development 02-002 was approved by the Planning Commission on March 11, 2003, subject to Condition No. 66 stating that "Mill Road shall be designed and constructed in accordance with City Standard A-5 along the frontage of the property"; and

WHEREAS, in a letter dated September 18, 2006, the applicant's representative has requested that sidewalks and street lights be removed from the project conditions in order to maintain a "rural ambiance"; and

WHEREAS, City Local Rural Street Standard A-7 may be approved for use by the Planning Commission. City Standard A-7 provides for Planning Commission discretion with regard to sidewalks; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 28, 2006 to consider facts as presented in the staff report prepared for the tentative tract map amendment, and to accept public testimony regarding the application, and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received, the Planning Commission makes the following findings:

1. City Rural Street Standard A-7, without provision of parking or sidewalks, is an appropriate application at Mill Road adjacent to the Vina Robles Resort, PD 02-002, and more consistent with the character of the neighborhood; and
2. Street lights on Mill Road designed by the applicant would be more consistent with the character of the neighborhood than the City Standard street lights.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby amend approval of Planned Development 02-002 subject to the revision of Condition Number 66 as follows:

Prior to occupancy of each phase, Mill Road will be constructed in accordance with City Local Rural Standard A-7, without provisions for parking or sidewalks, and with the provision of City Standard concrete curbs and gutters. The south side of Mill Road shall be constructed with a 12-foot travel lane and an 8-foot graded shoulder. Private street lights will be provided as approved by the Development Review Committee.

PASSED AND ADOPTED THIS 28th day of November, 2006 by the following Roll Call Vote:

AYES: Holstine, Johnson, Menath, Steinbeck, Withers, Hamon

NOES: Flynn

ABSTAIN: None

ABSENT: None

CHAIRMAN, JOHN HAMON

ATTEST:

RONALD WHISENAND, SECRETARY OF THE PLANNING COMMISSION