

RESOLUTION NO.: 07-0005

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 06-013
(JASON RHOADES)

APN: 025-402-024

WHEREAS, Tentative Tract 2583 has been filed by Pam Jardini on behalf of Jason Rhoades to subdivide an approximate 3.1-acre site into 9 single family residential lots; and

WHEREAS, the site is located on the northwest corner of Union Road and Prospect Avenue; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 06-013 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part; and

WHEREAS, reducing the minimum lot widths from 80-feet to 65-feet are permitted in order to allow additional flexibility to design around the oak trees on Lot 5 as allowed by Section 21.16A, Planned Development District; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 9, 2007 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, 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;
 - e. The project is consistent with the policies for development established within the Union/46 Specific Plan;
 - f. The request to allow the reduction of the lot widths for Lots 6-9 would allow for additional area to build outside of the critical root zones of the oak trees on Lot 5 and would comply with the intent of Chapter 21.16.A (Planned Development Overlay District Regulations).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 06-013 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 2583 and its 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 & Drainage
C	Fence & Wall Plan
D	Preliminary Landscape Plan
E	Fence Detail for Lot 4
Full size plans are on file with the Community Development Department	

3. This Planned Development 06-013 coincides with Tentative Tract Map 2583 and authorizes the subdivision of approximately 3-acre site into a maximum of 9 single family residential lots ranging from approximately 10,000 square feet to 21,095 square feet in size (maintaining an average of 12,000 square feet). With the approval of PD 06-013, the lot width of Lots 6-9 may be reduced to 65-feet wide, as shown on the Tentative Tract Map, Exhibit A.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 9. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. Prior to the issuance of a Building Permit for each lot, site plans, architectural elevations, colors/materials, fencing plans and landscaping plans shall be submitted to the Development Review Committee (DRC). At a minimum, all elevations visible from the public street shall have window trim such consistent with that of the front elevation. After the initial review of homes for the Tract have been reviewed by the DRC and the character of the neighborhood has been established, the DRC can give the responsibility of plan review of the remaining lots to staff.
6. The following architectural elements are minimum requirements for the homes on each lot:
 - a. Tile roofs are required;
 - b. Four sided architectural features shall be provided on all homes that back up to Union Road (Lots 5-9) and corner lots (Lot4, 9). The architectural features will be determined by the DRC, but at minimum, decorative window trim is required.
7. The home on Lot 5 shall be constructed within the developable area as shown on the Tentative Tract Map attached to this resolution (Exhibit A). In no circumstance can the house foot print extend out of the developable area and further impact the oak trees.

8. Prior to Tract acceptance, a 6-foot wood fence shall be constructed on the west end of the “hammer-head” to screen lights from cars traveling west bound on the street.

PASSED AND ADOPTED THIS 9th day of January, 2007 by the following Roll Call Vote:

AYES: Johnson, Treatch, Menath, Holstine, Steinbeck

NOES: Withers, Flynn

ABSENT: None

ABSTAIN: None

VICE CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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