

RESOLUTION NO.: 07-093
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR TENTATIVE MAP 2716
(VISTA DEL HOMBRE - GEARHART)
APN: 025-442-044 & 045

WHEREAS, Planned Development 06-021 has been filed by Kirk Consulting on behalf of Vista Del Hombre, LLC – Kelly Gearhart, to construct a 154,340 square foot manufacturing/light-industrial complex at the Links Golf Course located at 5151 Jardine Road; and

WHEREAS, the 210 acre site is zoned AP-PD (Airport, Planned Development Overlay), and has a General Plan designation of BP, (Business Park); and

WHEREAS, in conjunction with PD 06-021, the applicant has submitted Tentative Tract 2716, which would subdivide the property into 39 separate lots; and

WHEREAS, the original project was reviewed by the Planning Commission on August 14, 2007, where the Commission on a 4-2 vote (one vacancy) denied the project, the denial was based on the Planning Commission's finding that the project as designed and conditioned, could create traffic impacts on Dry Creek Road and Jardine Road which are not currently designed to handle traffic associated with this development; and

WHEREAS, on September 11, 2007, Kirk Consulting, on behalf of Gearhart Development submitted a modified project for Vista del Hombre, the modifications consist of the following:

- a. Changed the phasing of the project to focus on Dry Creek Road improvements;
- b. Eliminating access from the project to Jardine Road. A gate will be placed and only emergency vehicle access will be allowed for;
- c. Prevent access from the project on Beacon Road;

and;

WHEREAS, an Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was approved by the Planning Commission on October 23, 2007, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 23, 2007 to consider facts as presented in the staff report prepared for the tentative tract map, 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 design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Tentative Tract 2716 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 06-021 and its exhibits. In the event that either the tract or development plan is not approved, the approval of one plan does not automatically grant approval of the other.

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.

COMMUNITY DEVELOPMENT 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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A-1 & A-2	Tentative Tract Map
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3. Tentative Tract Map 2716 coincides with Planned Development 06-021 and authorizes the subdivision of a 210-acre parcel into a 39-lot commercial and industrial development. Parcels 36-38 would be the larger parcels that make up the Links Golf Course.
4. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits A, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
5. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 06-021 and its exhibits.

PASSED AND ADOPTED THIS 23rd day of October, 2007 by the following Roll Call Vote:

AYES: Steinbeck, Flynn, Treach, Johnson, Peterson, Holstine

NOES: None

ABSENT: Withers

ABSTAIN: None

CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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