

RESOLUTION NO. 10-007  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 09-004  
(CLOUSTON)  
APN: 025-360-001, 002, 003 & 009

WHEREAS, Planned Development PD 09-004 has been filed by Roberts Engineering on behalf of Ken Clouston, requesting to pre-grade pads for single family homes on four existing 1-acre single family residential lots; and

WHEREAS, the project is proposed on Lots 1-3 & Lot 9 or Tract 1022, which is located off of Kapraeil Lane, a private driveway off of Golden Hill Road, near the intersection of Rolling Hills Road; and

WHEREAS, the site is zoned R1, and according to Section 21.23B.030(A)(6) Review Requirements of the Zoning Code, allows a property owner to grade a site, where the disturbance is greater than 20,000 square feet without the submittal of and development plans, if approved through the Development Plan (PD) public hearing review process by the Planning Commission; and

WHEREAS, along with the request to grade prior to developing the lots, the applicant is requesting to pad-grade the lots; and

WHEREAS, Section 21.16E.140.B of the Zoning Code allows for pad grading of lots 1 acre and greater, when it can be determined by the DRC and or Planning Commission, that the grading will not create an adverse visual impact to the surrounding areas; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 27, 2010, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the 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 21.23B *Development Review* as follows:
  - A. The design and intensity (density) of the proposed development plan is consistent with the following:
    1. The goals and policies established by the general plan, the proposed grading and the future construction of single family homes on each of the lots would be consistent with RSF land use designation;

2. The policies and development standards established by any applicable specific plan, this site is not located within specific plan area;
  3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located, this pre-grading project is being complied for as allowed by Section 21.23B.030(A)(6) of the Zoning Code;
  4. All other adopted codes, policies, standards, and plans of the city will be met as a result of complying with the conditions of approval and environmental mitigation measures identified in this resolution and accompanying resolution approving a Mitigated Negative Declaration;
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city, since the placement of the grading will be done in a manner that is subject to the City Engineering standards for stabilization to prevent erosion, and standards to insure proper drainage, as well as dust control during construction;
- C. The proposed development plan accommodates the aesthetic quality of the City as a whole, since the proposed grading is consistent with other residential subdivision in close proximity to this site and since the proposed landscaping will help vegetate the graded slopes;
- D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts, no development is proposed with this grading project, in the future project will need to be reviewed for compliance with the applicable codes to insure compatibility;
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure, the proposed pad grading is consistent with other pad graded residential projects in the neighborhood of this site, future homes to be constructed on the lots will need to be reviewed for compliance with the applicable codes including the Hillside Ordinance to insure compatibility;
- F. The proposed development plan contributes to the orderly development of the city as a whole, since the grading project would be compatible with other projects in the vicinity and since the development of single family homes along with the proposed grading would be compatible with the R-1 zoning and RSF land use designation of the site;
- G. That the installation of a 6-foot tall masonry wall along the Golden Hill Road frontage of lots 1-3 & 9, will be compatible with the neighborhood, since the wall will be adequately setback from the back of the sidewalk and landscaped, and additionally since the wall and landscaping will be installed and maintained by the home owners association for Tract

1022.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 09-004, subject to the following conditions:

1. The project shall be constructed to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Title Sheet
B	Details & Specifications
C	Grading & Drainage
D	Lot Cross Sections
E1 & E2	Landscape Plan

\* Large Scale plans on file in the Community Development Department.

2. The approval of Planned Development PD 09-004 would allow lots 1-3 & 9 of Tract 1022 to be pad graded prior to the development of a single family home on each lot in the future, subject to compliance with Exhibits A-E above. The approval includes the installation of a 6-foot tall decorative masonry wall to be constructed along the Golden Hill Road frontage of lots 1-3 & 9. The installation of the wall along with the landscaping in front of the wall will be with Phase I.
3. Prior to the issuance of a grading permit the following plans shall be reviewed by the DRC:
  - a. Final Landscape plan (amended) to show the revised placement of the wall which will be setback 10 feet (with 15 foot deep pockets) behind the back of the sidewalk, including additional landscaping between the wall and back of sidewalk. The landscaping shall be designed to screen the wall to help prevent graffiti;
  - b. An interior fence plan shall be provided which indicates interior fence placement and fence design and materials;
4. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
5. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
6. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs

greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

7. All standard dust control measures as shall be complied and noted on the plans submitted for a grading permit.
8. Prior to the issuance of a grading permit, the applicant shall take the necessary steps to add language to the existing CC&Rs for Tract 1022, to insure that the on-going maintenance for the wall and landscaping shall be the responsibility of the home owners association.
9. The construction of the wall and landscaping between the wall and the back of the sidewalk shall be completed prior to the City's final approval of the grading permit (pre-grading project).

PASSED AND ADOPTED THIS 27<sup>th</sup> day of April 2010, by the following Roll Call Vote:

AYES: Gregory, Treach, Holstine, Nemeth, Garcia, Vanderlip, Peterson

NOES: None

ABSENT: None

ABSTAIN: None

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JOEL PETERSON, CHAIRMAN

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY









**CONSTRUCTION NOTES**

1. Existing utility lines.
2. Existing 20' street grade across site.
3. Shown & remove existing lines, temporary asphalt driveway approach.
4. Drive 20' paved street parking for access to lots 2 & 3.
5. Drive to site from main approach driveway 8' E x 28' wide for 10' wide, 10'.
6. Drive across road 8' x 10' wide.
7. Existing concrete drainage man.
8. Drive 20' wide 8' to 10' of slope 10% max 1' max, 10' max, per 100'.
9. 2.0' max slope 10% max 10' max 10' max 10' max.
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30. 2.0' max slope 10% max 10' max 10' max 10' max.

**PRIVATE IMPROVEMENT PLAN**  
**SITE GRADING DRAINAGE &**  
**EROSION CONTROL**

APPROVED BY THE CITY ENGINEER

APPROVED BY THE CITY ENGINEER

APPROVED BY THE CITY ENGINEER

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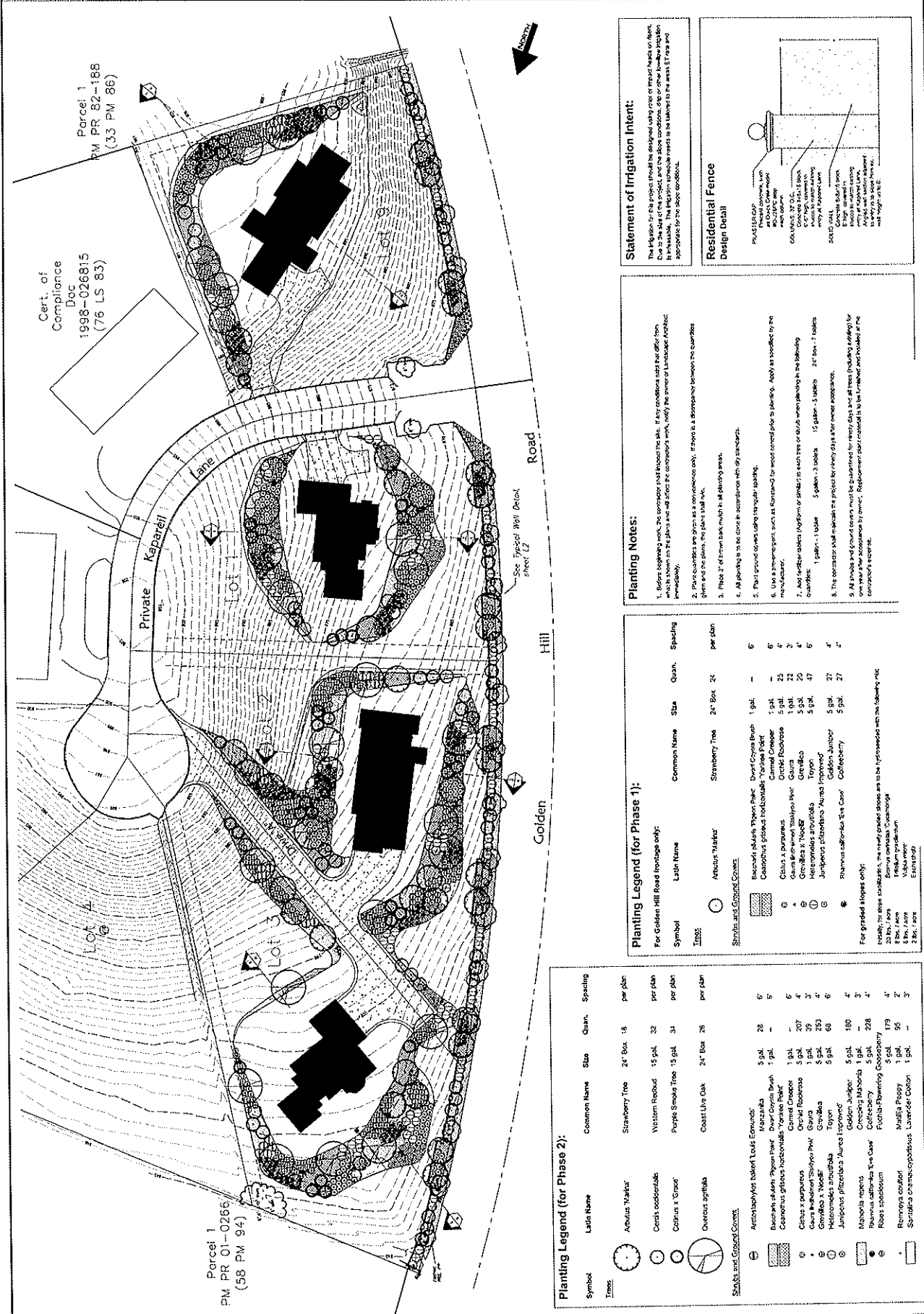
**Roberts Engineering, Inc.**  
 Timothy P. Roberts  
 Civil Engineer - BCS 33366  
 3601 Van Nuys Blvd.  
 Van Nuys, CA 91411  
 Phone (818) 784-0000  
 Email: info@robtseng.com



**Exhibit C**  
 Grading & Drainage  
 PD 09-004  
 (Clouston)







**Statement of Irrigation Intent:**  
 The irrigation for this project should be designed under the following conditions:  
 1. The irrigation system shall be designed to provide adequate water to all plants and trees.  
 2. The irrigation system shall be designed to provide adequate water to all plants and trees.  
 3. The irrigation system shall be designed to provide adequate water to all plants and trees.  
 4. The irrigation system shall be designed to provide adequate water to all plants and trees.  
 5. The irrigation system shall be designed to provide adequate water to all plants and trees.

**Residential Fence  
Design Detail**  
 The fence shall be constructed of 4" x 4" posts and 2" x 4" rails. The fence shall be finished with a 1/2" x 1/2" mesh. The fence shall be finished with a 1/2" x 1/2" mesh. The fence shall be finished with a 1/2" x 1/2" mesh.

**Planting Notes:**

1. Before beginning work, the contractor shall inspect the site, if any conditions exist that differ from what is shown on the plans and will affect the contractor's work, notify the owner or Landscape Architect immediately.
2. The contractor shall place all plants in accordance with the quantities given and the dates on the plans shall not.
3. The contractor shall replace the plants for every plant that dies within one year of the date of planting.
4. All planting is to be done in accordance with the specifications.
5. Plant ground covers using template spacing.
6. Use a growing agent such as Agrotain for weed control prior to planting. Apply as specified by the manufacturer.
7. Add fertilizer (water soluble) to each tree or shrub when planting in the following quantities: 1 gallon - 1 gallon, 5 gallon - 1 gallon, 15 gallon - 1 gallon, 24" box - 7 tablets.
8. The contractor shall maintain the project for every plant that dies within one year of the date of planting.
9. All plants and ground covers must be guaranteed for every plant that dies within one year of the date of planting. Replacement plant material is to be furnished and installed at the contractor's expense.

**Planting Legend (for Phase 1):**  
 For Golden Hill Road frontage only:

Symbol	Latin Name	Common Name	Size	Quan.	Spacing
⊙	<i>Abies balsamea</i>	Strawberry Tree	24" Box	24	per plan
⊙	<i>Arctostaphylos uva-ursi</i>	Dwarf Coyote Bush	1 gal.	-	6'
⊙	<i>Ceanothus glaucus</i>	California Sage	1 gal.	-	6'
⊙	<i>Celtis occidentalis</i>	Common Elm	5 gal.	25	4'
⊙	<i>Celastrus parsonsii</i>	Orange Redwood	1 gal.	22	4'
⊙	<i>Cercis canadensis</i>	Redbud	1 gal.	22	4'
⊙	<i>Cornus rugosa</i>	Spicebush	5 gal.	47	6'
⊙	<i>Hamamelis virginica</i>	Witch Ham	5 gal.	27	4'
⊙	<i>Juniperus procumbens</i>	Ground Juniper	5 gal.	27	4'
⊙	<i>Phytolacca americana</i>	Chickweed	5 gal.	27	4'

**Shrubs and Ground Covers:**

Symbol	Latin Name	Common Name	Size	Quan.	Spacing
⊙	<i>Arctostaphylos uva-ursi</i>	Dwarf Coyote Bush	1 gal.	-	6'
⊙	<i>Ceanothus glaucus</i>	California Sage	1 gal.	-	6'
⊙	<i>Celtis occidentalis</i>	Common Elm	5 gal.	25	4'
⊙	<i>Celastrus parsonsii</i>	Orange Redwood	1 gal.	22	4'
⊙	<i>Cornus rugosa</i>	Spicebush	5 gal.	47	6'
⊙	<i>Hamamelis virginica</i>	Witch Ham	5 gal.	27	4'
⊙	<i>Juniperus procumbens</i>	Ground Juniper	5 gal.	27	4'
⊙	<i>Phytolacca americana</i>	Chickweed	5 gal.	27	4'

**For graded slopes only:**

Symbol	Latin Name	Common Name	Size	Quan.	Spacing
⊙	<i>Arctostaphylos uva-ursi</i>	Dwarf Coyote Bush	1 gal.	-	6'
⊙	<i>Ceanothus glaucus</i>	California Sage	1 gal.	-	6'
⊙	<i>Celtis occidentalis</i>	Common Elm	5 gal.	25	4'
⊙	<i>Celastrus parsonsii</i>	Orange Redwood	1 gal.	22	4'
⊙	<i>Cornus rugosa</i>	Spicebush	5 gal.	47	6'
⊙	<i>Hamamelis virginica</i>	Witch Ham	5 gal.	27	4'
⊙	<i>Juniperus procumbens</i>	Ground Juniper	5 gal.	27	4'
⊙	<i>Phytolacca americana</i>	Chickweed	5 gal.	27	4'

**Planting Legend (for Phase 2):**

Symbol	Latin Name	Common Name	Size	Quan.	Spacing
⊙	<i>Abies balsamea</i>	Strawberry Tree	24" Box	18	per plan
⊙	<i>Arctostaphylos uva-ursi</i>	Dwarf Coyote Bush	1 gal.	22	6'
⊙	<i>Ceanothus glaucus</i>	California Sage	1 gal.	22	6'
⊙	<i>Celtis occidentalis</i>	Common Elm	5 gal.	32	4'
⊙	<i>Celastrus parsonsii</i>	Orange Redwood	1 gal.	31	4'
⊙	<i>Cornus rugosa</i>	Spicebush	5 gal.	33	6'
⊙	<i>Hamamelis virginica</i>	Witch Ham	5 gal.	68	6'
⊙	<i>Juniperus procumbens</i>	Ground Juniper	5 gal.	190	4'
⊙	<i>Phytolacca americana</i>	Chickweed	5 gal.	228	4'
⊙	<i>Rhus typhina</i>	Cockspur Hawthorn	5 gal.	179	4'
⊙	<i>Sarcococca confusa</i>	Christmas Spice	1 gal.	95	2'
⊙	<i>Sarcococca obtusa</i>	Christmas Spice	1 gal.	55	2'
⊙	<i>Sarcococca nana</i>	Christmas Spice	1 gal.	3	2'

**Exhibit E1**  
 Landscape Plan  
 PD 09-004  
 (Clouston)



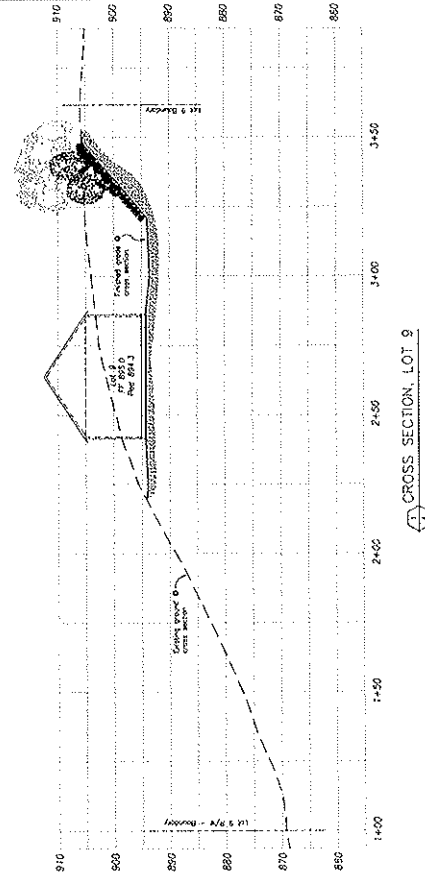
**Linda Fish**  
Landscape Architect  
1071 Piedmont Court  
Tulace, CA 95022  
CL.A. #1316

**Cross Sections**

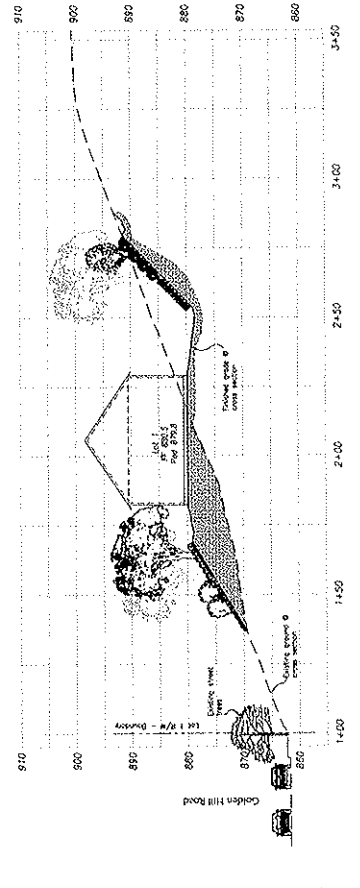
Private Improvement Plan  
Lots 1-3 & 9 of Tract 1022  
Paso Robles, CA

SCALE: 1"=20'-0"  
DATE: 04-09  
DRAWN BY:  
PROJECT NUMBER: 06-06  
SHEET NUMBER:

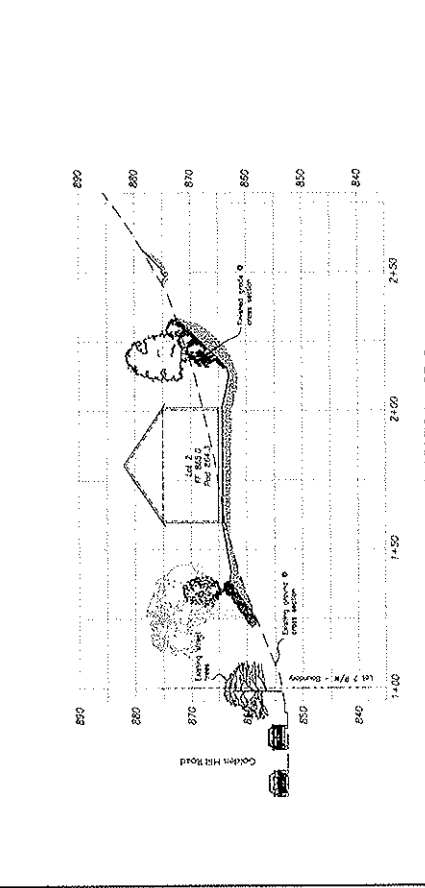
**L2**



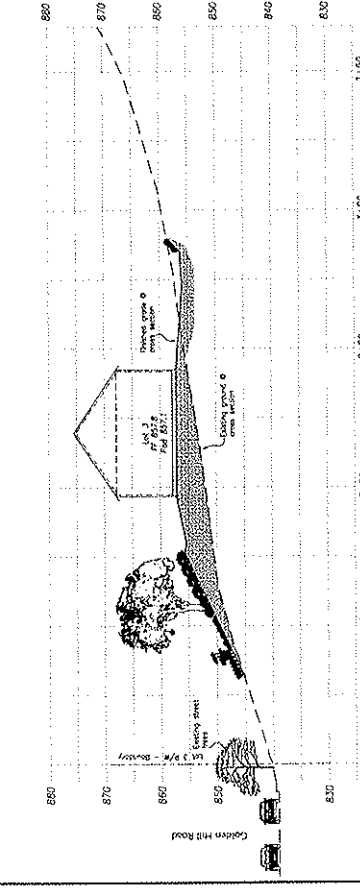
CROSS SECTION, LOT 9



CROSS SECTION, LOT 1



CROSS SECTION, LOT 2



CROSS SECTION, LOT 3

**Exhibit E2**  
Landscape Plan  
PD 09-004  
(Clouston)