

RESOLUTION NO. 16-036

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL OF VESTING TENTATIVE TRACT MAP 3080
APPLICANT –NEW HERITAGE LP/JOE COLLINS
ALDER CREEK APARTMENTS EXPANSION - APN: 009-767-049**

WHEREAS, New Heritage LP/Joe Collins (the "Applicant") has filed an application for the Alder Creek Apartments Expansion (the "Project"), which includes a request for consideration of a Vesting Tentative Tract Map (VTTM 3080) to subdivide Lot 1 of Tract 2070, to create VTTM 3080, Lots 1 – 3; and

WHEREAS, the proposed VTTM would create three (3) parcels: Lot 1 – 1.5 acres; Lot 2 – 0.9 acres; and Lot 3 – 5.7 acres, as shown in Exhibit A, but would not change the remainder of existing Tract 2070 which includes 96 airspace condominiums; and

WHEREAS, a portion of the property for the VTTM is currently an open space easement in favor of the City, which the City council has indicated it intends to convey to Applicant in order to allow for the development of the Project; and

WHEREAS, the City Council is scheduled to consider final approval of the conveyance of its interest in the open space easement to Applicant on July 19, 2016; and

WHEREAS, the Applicant is concurrently processing a General Plan Amendment (GPA 15-003) and Rezone (RZ 15-002) to increase the applicable residential density on 1.5 acres of the site to RMF-20, and a Planned Development (PD 15-003), to provide for development of 16 new multi-family residences; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), and the City's Guidelines to Implement CEQA, the Planning Commission has reviewed and recommended the City Council approve the Mitigated Negative Declaration prepared for the Project; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 12, 2016 to consider facts as presented in the staff report prepared for this Project, and to accept public testimony regarding this proposed subdivision and associated entitlements.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby recommend the City Council approve Vesting Tentative Tract Map 3080, subject to the following findings and conditions of approval.

FINDINGS: Based upon the facts and analysis presented in the staff report, public testimony

82473.03044\29046814.2

received, and subject to the conveyance of the City's interest in the open space easement to Applicant and further 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 Vesting Tentative Tract Map 3080 is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping, and other services;
2. The proposed Vesting Tentative Parcel Map is consistent with Planned Development 15-003;
3. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
4. The site is physically suitable for the type of development proposed;
5. The site is physically suitable for the proposed density of development;
6. 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;
7. The land division proposed is not likely to cause serious public health problems;
8. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
9. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

STANDARD CONDITIONS OF APPROVAL:

1. The Applicant shall comply with standard conditions of approval which are combined with PD 15-003 standard conditions. See PD Resolution 16-xxx.

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.

PLANNING

2. The Project shall be designed so that it substantially conforms with the following exhibit and conditions established by this resolution:

EXHIBIT DESCRIPTION

A Vesting Tentative Tract Map 3080

3. Proposed VTTM 3080 shall subdivide Lot 1 of Tract 2070, to create VTTM 3080, Lots 1 – 3, and create the following parcels: Lot 1 – 1.5 acres; Lot 2 – 0.9 acres; and Lot 3 – 5.7 acres, as shown in Exhibit A. The remainder of existing Tract 2070 includes 96 airspace condominiums, and will not be modified by VTTM 3080.
4. Future infill development of the site shall be provided access from Nicklaus Street, and site development shall be consistent with Planned Development 15-003, including grading, site planning, landscaping and architectural design.

ENGINEERING

5. Prior to occupancy, the Applicant shall repair sidewalks on Niblick Road and Nicklaus Drive along the frontage of the Alder Creek Apartments to bring them into current ADA compliance.
6. Prior to recordation of the Final Map, the Applicant will enter into an agreement to reimburse the City \$16,000 for reversion of 8,410 sf of open space easement to developable area, as shown on Exhibit A.

PASSED AND ADOPTED THIS 12th day of July, 2016 by the following Roll Call Vote:

AYES: Commissioners Barth, Burgett, Rollins, Davis, Agredano and Donaldson

NOES:

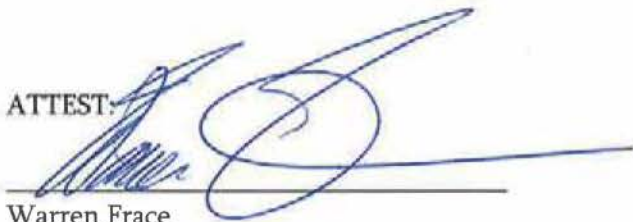
ABSENT: Commissioner Brennan

ABSTAIN:



Bob Rollins, Chairman

ATTEST:



Warren Frace

Secretary of the Planning Commission

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

