

RESOLUTION NO. 92-04

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL OF PLANNED DEVELOPMENT 91002
AND PLANNED DEVELOPMENT 91003
(LARSON, SCHNEIDEWIND ETAL)

WHEREAS, Planned Development 91002 and Planned Development 91003 have been filed by Daniel and Barbara Larson, and Edna and Gary Schneidewind etal, to establish a master development plan for thirteen residential parcels to set up a frame work for future individual land division of certain parcels within the geographic area bounded by Meadowlark Road on the south, Larkfield Drive on the north, Beechwood Drive on the west and Oriole Way on the east, and

WHEREAS, these two applications are being considered as a joint filing and referred to herein as a master development plan, and

WHEREAS, this parcel is located within a planned development (PD) zoning overlay district,

WHEREAS, a public hearing was conducted by the Planning Commission on November 26, 1991 and by the City Council on December 17, 1991 and January 7, 1992 to consider facts as presented in the staff report prepared for this planned development application, and to accept public testimony regarding the proposed master development plan, 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 City Council makes the following findings:

1. The proposed master development plan is consistent with the policies established by the General Plan;
2. The proposed master development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District regulations);
3. The proposed master development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons 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, provided that the mitigation measures identified within this resolution and the resolution granting a Negative Declaration status for the project are implemented.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby grant approval of Planned Development 91002 and Planned Development 91003 subject to the following conditions of approval:

1. This master development plan approval shall serve as a conceptual framework for standard applicable to future land division request. This approval shall authorize a property owner within the plan boundary to file a separate and individual parcel map applications for land division in a manner described below (and as notated in the attached Exhibits A and B):

<u>Lot #</u>	<u>Listed owner</u>	<u>Maximum net # of lots</u>
1	Cutchin (09-761-27)	1
2	Grantham (09-151-02)	4
3	Partridge (09-751-29)	4
4	Piscotta (09751-30)	1
5	Sparrow/Sollman (09-751-31)	1*
6	Dooley (09-751-32)	1
7	Wilbur (09-751-33)	1
8	Wilson (09-751-34)	1
9	Clouston (09-751-35)	4
10	Long (09-751-30)	1*
11	Schneidewind (09-751-37)	3
12	Larson (09-751-38)	2
13	Giacomazzi (09-751-55)	1

This table shows maximum densities for lots. The discretionary review of a parcel map application may result in a net number of lots less than what is reflected in the table.

* NOTE: These parcels were proposed for denser development than reflected in this table. Until such time that it is demonstrated that these lots can accommodate additional density the lots shall remain at a maximum density noted in the above table.

2. No parcel map application may propose more lots than are noted within this resolution. The number of potential net lots for any given parcel can only be increased through a formal amendment to this master development plan.

3. At the time of review of individual parcel map applications, additional conditions may be imposed as necessary to address any concerns which may not have been identified within discussions and/or conditions of this master development plan.

4. All applicable conditions of this master development plan approval, along with the mitigation measures identified within the resolution approving a Negative Declaration status for the master development (Exhibit C, on file in the Community Development Department) shall be implemented as conditions of any subsequent

parcel map approval and shall be complied with to the satisfaction of the City of El Paso de Robles.

5. All residential lots subsequently created within this plan area shall meet all of the City of Paso Robles standards for minimum net lot size, lot configuration and access requirements.

6. The 30 foot wide existing easement along the southern property boundary of the Clouston, Long, Schneidewind and Larson properties shall be offered for dedication (at the time of parcel map recordation) to the City as a potential future public road access to the 10 acre parcel to the south of these respective lots.

7. Ashwood Place shall be developed to a modified rural standard street section which shall include the construction of a 5 foot concrete sidewalk on one side of the street in a manner to approved by the City Engineer.

8. Access driveways to new parcels shall be a minimum of 24 feet when serving more than two lots, and a minimum of 16 feet when serving two or less parcels. All driveway accesses shall be included in recorded easements.

9. All future parcel maps which propose to utilize common driveways (with reciprocal access easements) shall be required to enter into a private maintenance agreement which would record concurrently with the Record Parcel Map. The form of this agreement shall be subject to review and approval by the City Engineer and City Attorney.

10. No oak trees are approved for removal in conjunction with this master development plan. All oak trees within this project shall be preserved in accordance with the City's Oak Tree Preservation regulations. An oak tree may only be removed if the City Council has first issued an oak tree removal permit in accordance with the above noted oak tree preservation regulations.

11. In conjunction with review of improvement plans for individual parcel map applications, the City may require extraordinary design measures to assure that oak trees are preserved and protected. This may include, but not be limited to, the posting of oak tree preservation bonds as determined by the City Engineer.

12. All new residential development on any subsequently created parcel shall be subject to the review and approval by the City's Architectural Review Committee prior to issuance of building permits.

13. Adjoining streets within the master development plan area shall be improved as follows:

Larkfield Place:

o West of Driftwood Drive intersection: shall be constructed to Local Rural Standards with P.C.C. (portland Cement Concrete) curb, gutter, 4-1/2 foot wide sidewalk, 32 foot A.C. paved curb-to-curb width within a 50 foot wide right of way. This width shall transition to City Local Standard 40 foot curb-to-curb width in a 60 foot right-of-way.

o East of Driftwood Drive intersection: shall be improved to Local Urban Standards, with additional necessary right of way being obtained from the properties to the south at the time of future discretionary permits.

Beechwood Drive:

Shall be improved to Local Urban Standards with 40 feet of curb-to-curb paving within a 60 foot right-of-way with sidewalk on the west side only.

Oriole Way:

Shall be improved to Local Urban Standards with 40 feet of curb-to-curb paving within a 60 foot right-of-way with sidewalk on the east side only.

Ashwood Place:

Shall be improved to a modified Rural Standard (P.C.C. curb and gutter and 4-1/2 foot sidewalk in lieu of A.C. on one side), and 32 feet of curb-to-curb paved width within a 50 foot wide right of way. The widening of Ashwood shall occur in conjunction with future discretionary development on the north side of Ashwood Place. The construction of the curb, gutter, sidewalk and street lights shall be a requirement of the development on the south side of Ashwood Place.

14. As a condition of discretionary approval on any Parcel Maps which contain floodplains, it shall be required that prior to recordation of final map, these properties annex to the City's Benefit Maintenance District for uniform maintenance of the floodplain/creekway vegetation.

16. Future individual parcel map applications shall be required to dedicate open space easements within the creekways as defined by condition no. 17. The intent of the dedication is to preserve open space, visual and riparian habitat resources, and to prohibit the construction of structures (including fencing) and minimize disruption within the floodway. This would not preclude the

construction of a driveway crossing, but extraordinary measures may be required to assure preservation of vegetative habitat and to minimize grading.

17. The 100 year floodplain shall be offered for dedication as an open space and drainage easement to the City of Paso Robles. The City may accept it at a future date as deemed necessary and maintained under the benefit maintenance district.

18. Prior to recording any final Parcel Map involving a natural creekway, that respective parcel owner shall provide improvement plans acceptable to the City Engineer for the improvements to the creekway. The creekway shall be graded to drain and stabilized to minimize erosion in accordance with the geotechnical report.

19. Improvement plans for the creekway shall be designed between the existing creekway improvements as follows:

First: The creek from Oriole Way to Ashwood Place.
Second: Ashwood Place to Tract 1457.

20. Prior to issuance of a grading permit for individual building permits within this planned development for lots less than 1 acre in size, the property owner shall provide engineering hydrology and hydraulic calculations to limit the storm runoff to historic quantities in accordance with City Standards and as approved by the City Engineer. Prior to a certificate of occupancy the property owner shall construct a retention/detention basin necessary to reduce his storm flows to historic flows and maintain this basin in perpetuity.

21. In association with any subsequent discretionary approvals that would result in new dwelling units, each existing residence shall be required to properly abandon their septic tank and connect to the City sewer system, paying any appropriate fees.

22. In association with any subsequent discretionary approvals that would result in new dwelling units, each existing residence shall be required to connect to City water and abandon existing wells within five years of recordation of a respective parcel map.

23. In association with any subsequent discretionary approvals that would result in new dwelling units, each project site shall be required to construct improvements such as sidewalks, utilities, drainage facilities and other facilities as needed to provide for development in a uniform and coordinated manner (i.e., any necessary off site connections), as required by the City Engineer.

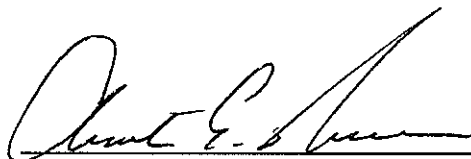
24. All overhead utilities shall be undergrounded in conjunction with any discretionary approvals that would result in new dwelling units.

PASSED AND ADOPTED THIS 7th day of January, 1992 by the following
Roll Call Vote:

AYES: Martin, Reneau, Russell

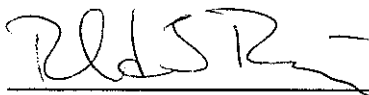
NOES: Picanco and Iversen

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

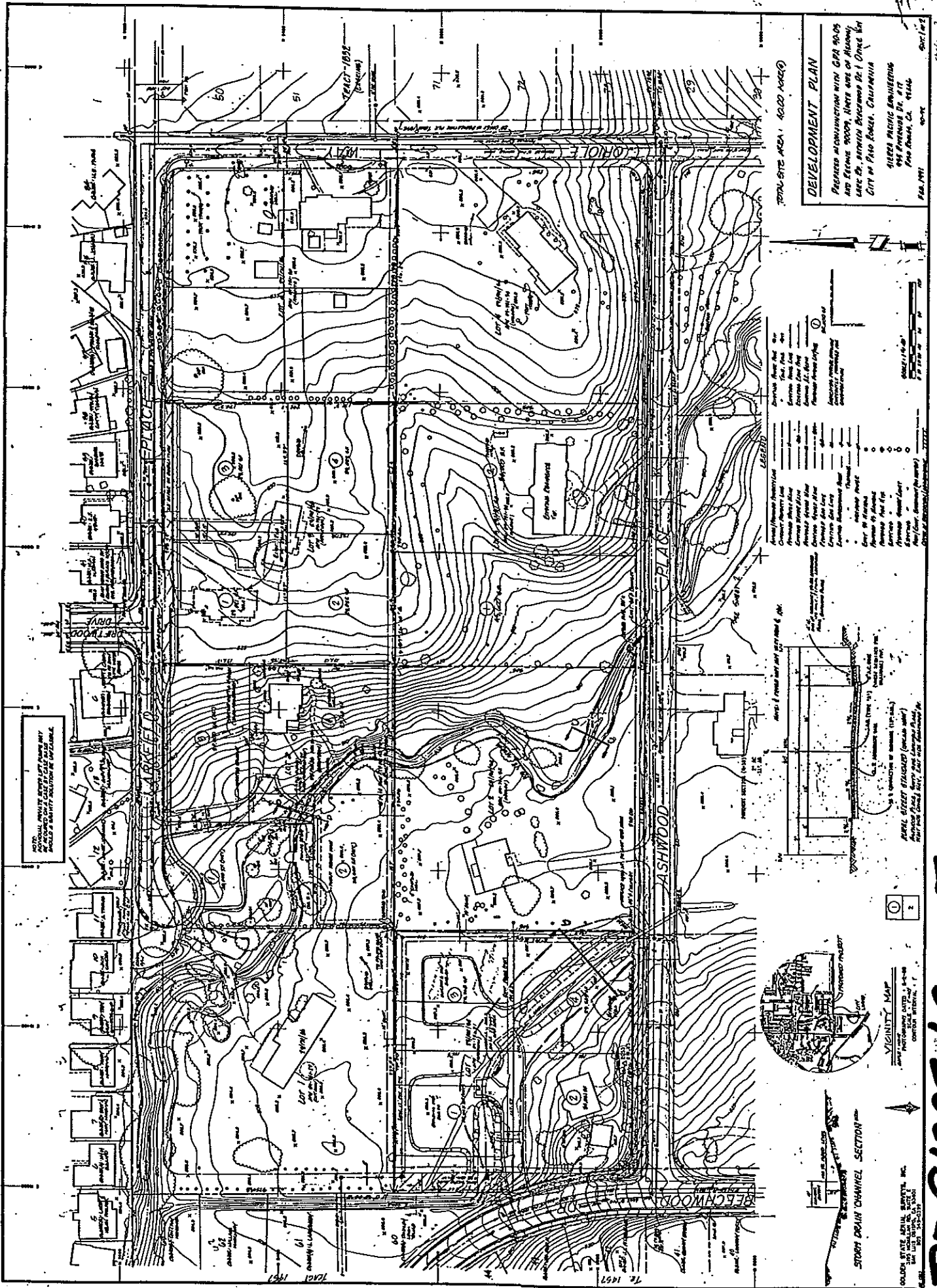
ATTEST:



CITY CLERK

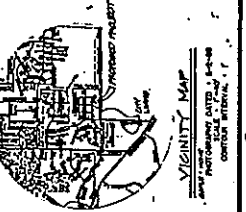
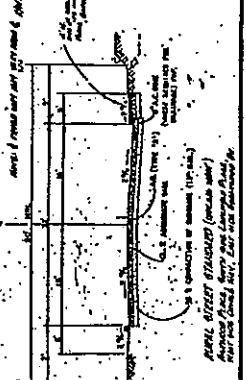
NOTE: Any judicial review of this decision must be made wihtin the
time set forth in Code of Civil Procedure Section 1094.6

MW\PD\SCHNEID\MASTERPD.RES



NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE AND NOT TO BE CONSIDERED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION.

Symbol	Description
○	Proposed Street Light
○	Proposed Fire Hydrant
○	Proposed Sewer Manhole
○	Proposed Storm Manhole
○	Proposed Water Manhole
○	Proposed Gas Manhole
○	Proposed Telephone Manhole
○	Proposed Cable Manhole
○	Proposed Electric Pole
○	Proposed Gas Pole
○	Proposed Telephone Pole
○	Proposed Cable Pole
○	Proposed Electric Pole
○	Proposed Gas Pole
○	Proposed Telephone Pole
○	Proposed Cable Pole



STREET DRAIN CHANNEL SECTION

SCALE: 1" = 10'

DATE: 10/15/03

PROJECT NO. 91002

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DEVELOPMENT PLAN

PREPARED IN CONNECTION WITH G.P.A. 90-05 AND ORDINANCE 90009, UNDER USE OF ALPHABETIC SITE NO. 91002, PREVIOUSLY SUBMITTED TO THE CITY OF PASADENA, CALIFORNIA

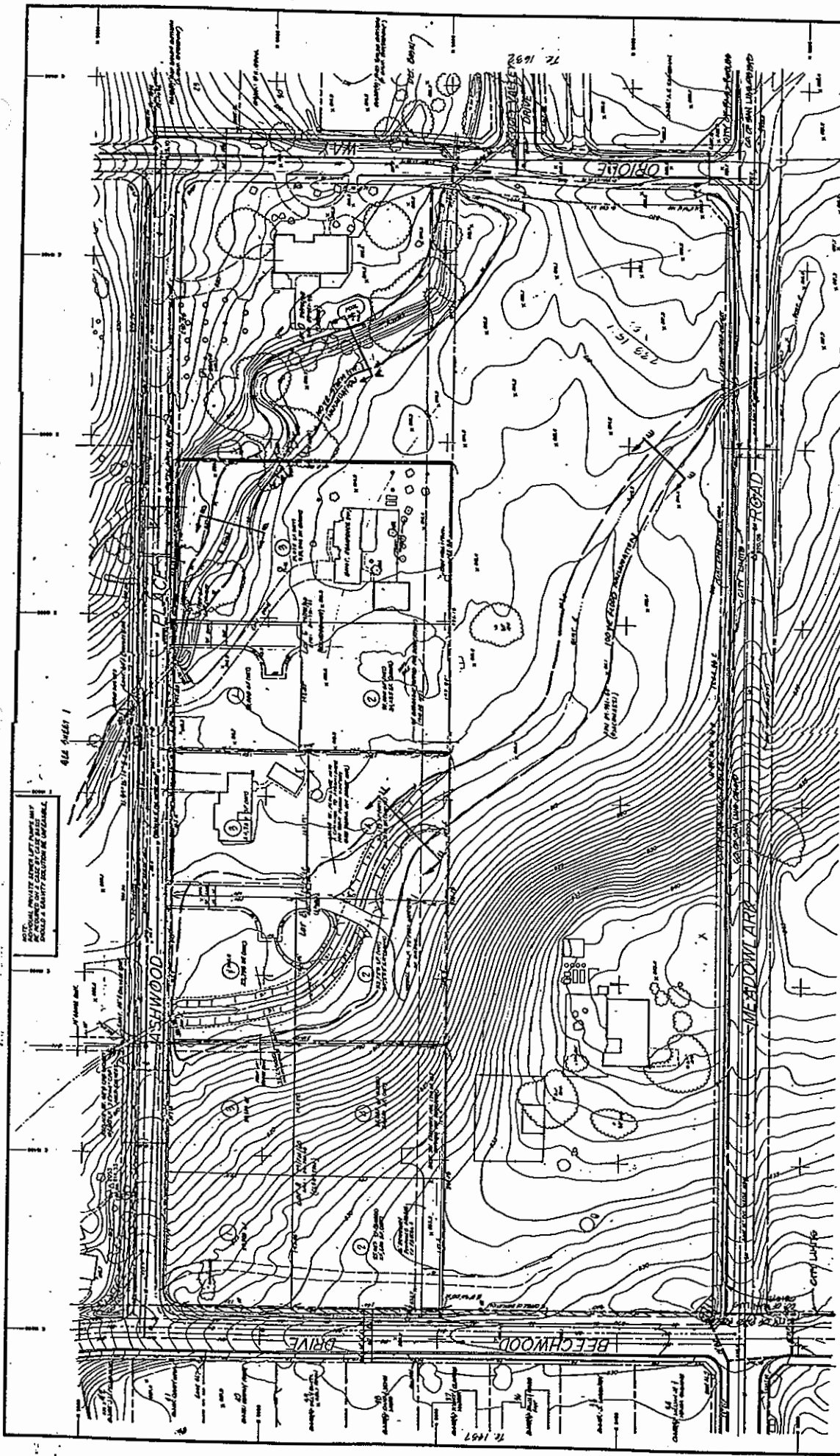
91002 PACIFIC ENGINEERING
4000 W. 11TH ST.
PASADENA, CA 91106

DATE: 10/15/03

SCALE: 1" = 10'

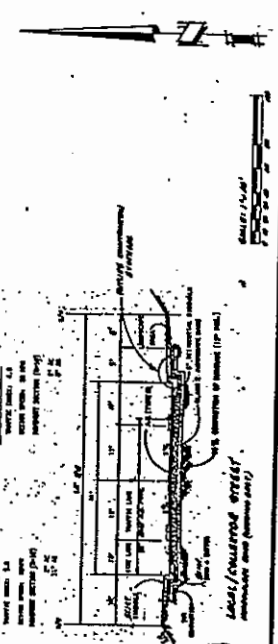
EXHIBIT "A"

PD 91002/91003



DEVELOPMENT PLAN
 PREPARED IN CONNECTION WITH GSA #0-09
 AND SEASIDE #0009, THESE MAPS OF MOUNTAIN
 VIEW, CA, BEING FILED IN ACCORDANCE WITH THE
 CITY OF PALO ALTO, CALIFORNIA

QUINN FIDELIC ENGINEERING
 910 AVENUE HWY #17
 PALO ALTO, CA 94306
 415 941-1111



- RECORDED BANKS (S) / SUBDIVISION APPLICANTS:**
- 1. [Name]
 - 2. [Name]
 - 3. [Name]
 - 4. [Name]
 - 5. [Name]
 - 6. [Name]
 - 7. [Name]
 - 8. [Name]
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 - 12. [Name]
 - 13. [Name]
 - 14. [Name]
 - 15. [Name]
 - 16. [Name]
 - 17. [Name]
 - 18. [Name]
 - 19. [Name]
 - 20. [Name]

1
 ①

1. PREPARED BY: [Name]
 2. CHECKED BY: [Name]
 3. DATE: [Date]



GOLDEN STATE AERIAL SURVEYS, INC.
 1000 AVENUE HWY #17
 PALO ALTO, CA 94306
 415 941-1111

PD 91002 / 91003

EXHIBIT "B"