

RESOLUTION NO. 92-161

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO DENY APPROVAL OF
PLANNED DEVELOPMENT 92005 AND TRACT 2106
(RICHARD WILLHOIT)

WHEREAS, Richard Willhoit has filed an application to subdivide and develop an approximate 9 acre parcel into 92 residential lots for development of attached homes, located on the east side of Creston Road, opposite Stoney Creek Drive;

WHEREAS, the project site is located within the R-3, Planned Development overlay zone; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 23, 1992, June 30, 1992 and July 14, 1992, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the proposed development and subdivision, and

WHEREAS, on July 14, 1992, the applicant modified his development/tract application to 90 lots, eliminating lots/units 24 and 25 located adjacent to common lot 95, south of Stoney Creek Drive, and

WHEREAS, on July 14, 1992, the Planning Commission adopted resolutions approving the subject Tract and Development Plan applications, and

WHEREAS, on July 22, 1992, an appeal application along with the appropriate administrative fees was filed with the Community Development Department of the Planning Commission's July 14, 1992 action to approve the Tract and Development Plan applications, and

WHEREAS, a public hearing was conducted by the City Council on August 18, 1992, to consider the filed appeal along with the facts as presented in the staff reports prepared for this project, and to accept public testimony regarding the proposed development and subdivision, and

WHEREAS, the City council raised concerns with regard to specific design characteristics of the application and requested the applicant to attempt to address these issues, and

WHEREAS, the City Council, with the consent of the applicant, continued taking action on this project until September 15, 1992, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received, the City Council makes the following findings with regard to the proposed Planned Development and Tentative Tract applications:

1. The project is not consistent with Policy RES-2 of the General Plan which identifies the need for affordable housing, while still providing for a quality living environment. An example of this finding is that residential units are closely spaced with minimal (10 feet in some cases) private patio areas and large expanses of paved areas separating units. This and other defective design features are not adequately off-set by incorporating enough usable, open recreational area throughout the project to maintain an acceptable level of quality of life for those individuals who would be living within the project.

2. The project is not consistent with Policy RES-3 of the General Plan which establishes the need to avoid the further concentration of residential densities which could compound problems of increased crowding, traffic congestion, crime, and insufficient open space which are indicators of potential decline in the community.

3. The site is not physically suitable for the proposed density of development and it will aggravate existing significant problems associated with adjacent Medium High Density development, such as lack of open space, negative impacts to community image and lack of adequate recreational facilities.

4. The project is not consistent with Policy RES-8 of the General Plan which establishes standards for multiple family development to include the provision of more usable open space (especially areas for children), better community appearance, and utilizing clustered designs in order to increase yards, setbacks and passive and active open space areas.

5. Because of the proposed placement of dwelling units and associated driveways, the overall design of the subject project does not provide adequate visual relief and usable open space and thereby it does not meet the intent of the Planned Development (PD) District zoning overlay (Chapter 21.16A of the Municipal Code) which is to provide for innovation and flexibility in the design of residential development, including preservation of open space.

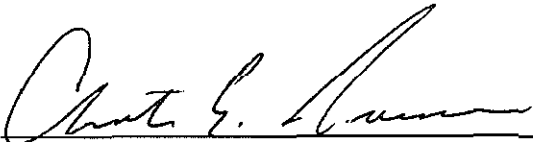
NOW, THEREFORE, BE IT RESOLVED, based on each and every one of the above findings, that the City Council of the City of El Paso De Robles, does hereby deny Planned Development 92005 and Tentative Tract 2106.

PASSED AND ADOPTED THIS 15th Day of September, 1992 by the following Roll Call Vote:


AYES: Heggarty, Macklin, Picanco, and Iversen

NOES: Martin

ABSENT: None


MAYOR CHRISTIAN E. IVERSEN

ATTEST:


RICHARD J. RAMIREZ, CITY CLERK

MW\TRACTS\WILLHOIT\NEW\CCRES.DEN

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