

RESOLUTION NO. 00-070
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO PLANNED DEVELOPMENT 99026
(JERRY HANDLEY)

APN: 008-031-003

WHEREAS, section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for subdivision and/or construction of buildings when located in the planned development overlay district, which is the case for this parcel, and

WHEREAS, this Planned Development 99026 was first filed in conjunction with Parcel Map PR 99-068 which was a proposal to divide an approximate 34,000 square foot multiple family residential parcel into two parcels of approximately 17,000 square feet each, and

WHEREAS, Planned Development 99026 was first submitted as a proposal to develop four (4) residential dwelling units on Parcel 1 of the aforementioned map (3504 Oak Street) and a total of eight (8) dwelling units on Parcel 2 where there has previously been a combination of commercial (downstairs) and up to six (6) dwelling units (upstairs) at 3505 Spring Street, and

WHEREAS, public hearings were conducted by the Planning Commission on October 26, 1999, December 4, 1999, January 25, 2000 and March 28, 2000 to consider the initial study prepared for these applications, and to accept public testimony regarding this parcel map and development plan, and

WHEREAS, on March 28, 2000, a resolution was adopted by the Planning Commission approving a Negative Declaration status for this project, and approving the above-described Parcel Map and Planned Development applications, and

WHEREAS, a Final Map has been recorded for Parcel Map PR 99-068, legally creating two separate parcels, and

WHEREAS, on July 31, 2000 the applicant filed an application to Amend Planned Development 99026 to add a fifth unit to the western site, also known as 3504 Oak Street,

WHEREAS, surrounding properties are currently developed with residential densities similar to that being requested by the applicant, and

WHEREAS, the request to add a fifth unit on this site is Categorically Exempt from Environmental Review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, public hearings were conducted by the Plannign Commission on September 12, 2000 and October 10, 2000 to consider these applications and to accept public testimony regarding this development plan amendment, 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 Planning Commission makes the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development 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;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve an Amendment to Planned Development 99026 based upon the facts and analysis presented in the staff reports, public testimony received, and subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developerr shall comply with those standard conditionss which are indicated ias applicable in “ Exhibit A” to this resolution:

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.

COMMUNITY DEVELOPMENT:

2. The approval of Amendment to Planned Development 99026 authorizes the development of a total of five (5) residential dwelling units on a 16,950 square foot RMF-M/R-4,PD parcel located at 3504 Oak Street.

3. 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>
B	Preliminary Site and Landscaping Plan
C	Project Rendering
C1-C2	Upper and Lower Level Floor Plans
D1-D2	Elevations for 3504 Oak Street
E*	Colors and Materials

* Indicates Plans are on file in the Community Development Department.

4. The applicant shall submit the following final/detailed plans for review and approval by the Community Development Staff:

- a. Final Building Elevations
- b. Colors and Materials for Buildings
- c. Landscaping and Hardscape Details
- d. Trash Enclosures and Electrical/Mechanical Screening Methods
- e. Retaining Wall and Fencing Details
- f. Lighting Fixture Shielding

Note: Final plans shall be in compliance with the technical standards set for by the Residential Multiple Family Chapter of the Zoning Code and shall reflect the required modifications and stipulations as set forth in this resolution.

5. All lighting fixtures for existing and proposed buildings and use areas shall be fully shielded so as to direct light downward and not create off-site glare.

6. The following plan modifications shall be reflected in the Final Design Plans for 3504 Oak Street:

- a. Final Landscaping shall indicate appropriate removal of nuisance trees (tree of heaven) existing on the property and new landscape palette shall reflect the specific spacing and combination of lawn areas, trees, shrubs and ground cover. Landscaping shall be used to enhance the buildings, to create shade, to shield electrical and mechanical equipment and soften the appearance of the block trash enclosure.
- b. A minimum of one (1) – 15gallon tree shall be planted in the rear yard private patio spaces of each unit.
- c. A fencing plan shall be provided and shall include enclosure of the private yard areas and new fencing along both the north and south property lines. The fence shall be constructed of durable material and solid design with appropriate gate openings (no chain link).
- d. Color and materials shall be chosen to create unity between the buildings, the block materials, hardscape and landscaping.

7. All conditions of Resolution 00-021 (approving PD 99026) dated March 28, 2000 shall remain in full force and effect unless otherwise modified by this resolution.
8. Any existing exterior site debris, including old construction slabs, and related materials shall be removed and cleaned from the site.
9. All overhead power service lines (existing and future) shall be undergrounded in conjunction with site development.

PASSED AND ADOPTED THIS 10th day of October, 2000, by the following Roll Call Vote:

AYES: FINIGAN, JOHNSON, MCCARTHY, NEMETH, TASCONA, WARNKE

NOES: NONE

ABSENT: STEINBECK

ABSTAIN: NONE

CHAIRMAN, GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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