

RESOLUTION NO: 03-030

A RESOLUTION OF THE PLANNING COMMISSION
OF
THE CITY OF EL PASO DE ROBLES
RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION FOR SPECIFIC PLAN
AMENDMENT 03-001 FOR THE BORKEY AREA SPECIFIC PLAN
(ESTRELLA ASSOCIATES/DICK WILLHOIT)

WHEREAS, an Application to amend the Borkey Area Specific Plan (BASP) has been filed by Mr. Dick Willhoit of Estrella Associates seeking approval of:

- ✓ Modified standards for the landscaped greenbelt/pedestrian corridor along the Salinas River bluffs (Subarea B); and,
- ✓ A reduced rear yard setback of 20-feet instead of 30-feet for lots abutting River Oaks Drive (Subarea F); and

WHEREAS, the basis for the applicant's request seeking approval of these BASP Amendments is to facilitate implementation of Planned Development 02-006 and Tentative Tract 2457 for an Active Adult Lifestyle Community for adult 55 years or older, complete with administrative and recreational amenities; and

WHEREAS, Specific Plan Amendment 03-001 covers Subarea B and F of the BASP, which Subareas are located generally north of River Oaks Drive and east of the Salinas River; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, at its April 22, 2003 meeting, the Planning Commission held a duly noticed public hearing to accept public testimony on Specific Plan Amendment 03-001 to the BASP and the environmental determination therefor.

WHEREAS, public notice of intent to adopt a Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, based on the information and analysis contained in the Initial Study and the attachments thereto, a determination has been made that Specific Plan Amendment 03-001 qualifies for adoption of a Negative Declaration.

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that Specific Plan Amendment 03-001 will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning Commission (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).
2. Recommend to the City Council adoption of a Negative Declaration for Specific Plan Amendment 03-001.

PASSED AND ADOPTED this 22nd day of April, 2003, by the following roll call vote:

AYES: Ferravanti, Calloway, Flynn, Kemper, Warnke, and Johnson

NOES: None

ABSTAIN: Steinbeck

ABSENT: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

H:\TRYDER\CURRENT PLANNING\BASP AMENDMENT (WILLHOIT)\04 22 03 PC NEG DEC RESO (SPA 03-001)

EXHIBIT “A”

SPECIFIC PLAN AMENDMENT 03-001
AMENDING THE BORKEY AREA SPECIFIC PLAN
(APPLICANT – MR. DICK WILLHOIT OF ESTRELLA ASSOCIATES)

LEGEND

Existing – Existing Text
~~Strikeout~~ – Remove Text
Bold – New Text

Standards SB-3, SB-13, SB-16, SB-19, SB-26, and SB-27 are hereby amended to read as follows: Page III-46, Chapter Three (Development Plan for the Borkey Area), as amended

SB-3 The minimum building setback from any side lot line, except for such a lot line abutting a public right-of-way shall be twelve (12) feet, except as affecting those residential lots abutting River Oaks Drive, the side lot line setback shall be five (5) ~~(50)~~-feet.

SB-13 The minimum building setback from the top of the bluffs overlooking the Salinas River shall be fifty ~~(5)~~ **(50)** feet.

SB-16 No two adjacent residences constructed by the same developer shall be painted or color-~~coated~~ **coated** the same color. A minimum ratio of one (1) different house color for each four (4) houses constructed by any developer shall be required.

SB-19 All residences shall have ~~concrete~~ driveway aprons extending between required garages and/or carports and the public right-of-way that are in conformance with the criteria as set forth in the “Architectural and Landscape Architectural Design Guidelines” as approved with Tract 2376.

SB-26 Landscaped greenbelts/pedestrian corridor designated on the plan connecting the Salinas River bluffs with the major east-west collector street shall be constructed in conformance with a detailed plan to be submitted to the City for approval at the time of application for development. Width of this greenbelt/pedestrian corridor may vary, but shall be no less than twenty (20) feet at any point, and shall average thirty (30) feet. A ~~solid~~ perimeter screen fence shall separate the greenbelt area from adjacent residential lots, and ~~the perimeter of the greenbelt shall be planted to dense landscape materials and trees to discourage disturbance of adjacent residential properties by users of the area.~~ Other features of this landscaped greenbelt/pedestrian corridor shall include berms, meandering pedestrian/~~bicycle~~ pathways connected to sidewalks adjacent to abutting local streets, groundcover and shrubbery plantings, tree **plantings, and trash receptacles at strategic viewpoints.** ~~and pedestrian safety lighting along walkways.~~

SB-27 The landscaped greenbelt/pedestrian corridor designated by the plan along the top of the Salinas River bluffs shall be constructed in conformance with a detailed plan to be submitted to the City for approval at the time of application for development. Characteristics to be incorporated into the design for this facility shall include a variable width of not less than twenty (20) feet at any point measured from the top of the bluffs: a meandering ~~asphalt or concrete~~ pedestrian/bicycle pathway ~~of not less than six (6) feet wide,~~ connected to the sidewalks adjacent to abutting local streets, and extending the length of the bluffs in Subarea B: seating areas and facilities at strategic viewpoints: and turf, shrubbery and deciduous tree plantings. The finished grade of the pathway shall be set a minimum of four (4) feet below the finished grade of the rear yard lot line of any adjacent residential lot. The pathway shall also be kept a minimum of eight (8) feet from the rear fence of any adjacent residential lot, but far enough from the top of the bluffs to avoid unstable soil conditions. Fences located along the rear and side lot lines of residential lots facing the bluffs shall be restricted to "transparent" construction materials and methods (e.g. Wood or concrete split rail, ~~reduced height, etc.~~ **or** wrought iron. Where required for slope stabilization and preservation, the bluffs shall be hydroseeded with native plant materials. Native plant materials shall also be required along the pathway. Irrigation of plant materials along the bluff top shall be minimized or avoided altogether, if possible. A minimum set back from the existing overhead 70 Kv power lines shall be provided in accordance with PG&E standards determined at the time of development and in accordance with minimums outlined in Amendment A (River Oaks Master Plan). In conjunction with the subdivision of neighborhoods 4, 5, & 6, the developer shall provide constructive notice to all future property owners that their lots are in proximity to existing overhead power lines.