

RESOLUTION NO.: 03-052
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT 00-016
(Oak Creek Commons)
APN: 009-815-010

WHEREAS, Amendment to Planned Development 00-016 has been filed by John McCarthy on behalf of Oak Creek Commons, to allow for setback reductions in relation to the 5 single family residential lots located within the Oak Creek Commons development; and

WHEREAS, Oak Creek Commons is located on the north side of Nicklaus Dr. across from Pat Butter School; and

WHEREAS, the reductions in setback for the side yard to the garage door and the front setback to provide for a front porch element would be “neo-traditional” elements that would be in character with the Oak Creek Commons theme; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development amendment is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development amendment is consistent with the zoning code;
3. That the proposed Planned Development amendment 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 amendment accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development amendment 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 amendment 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 Amendment to Planned Development 00-016 subject to the following conditions:

1. This amendment to PD 00-016 would allow the reduction of the front setback from 15-feet to 12-feet in order to provide for front porches (open on three sides) and allow the reduction in the side setback to the side-loading garage door to be reduced from 25 feet to 15 feet, since there will be the use of a shared driveway (see attached Exhibit A, showing conceptual site plan).
2. Prior to the issuance of a Building Permit, to the satisfaction of the City, a constructive notice shall be recorded against each of lots 1-4 that clearly prohibits parking of any vehicles or storing of any materials or equipment within the driveway, in front of the garage or in the back-up area.
3. Prior to issuance of a Building Permit, to the satisfaction of the City, the CC&Rs for Oak Creek Commons shall be amended to add the language consistent with Condition no. 1.
4. Prior to the issuance of a Building Permit, to the satisfaction of the City, a reciprocal access agreement shall be recorded over the properties sharing the driveway (lots 1& 2, and lots 3 & 4).

PASSED AND ADOPTED THIS 24th day of June 2003, by the following Roll Call Vote:

AYES: Flynn, Ferravanti, Johnson, Steinbeck, Calloway, Kemper

NOES: None

ABSENT: Warnke

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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