

RESOLUTION NO.: 07-086
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A REFILE OF AMENDMENT TO PD 91002 / 91003
(Harrod) APN: 009-750-007

WHEREAS, Tentative Parcel Map PR 03-0338 along with the amendment to Planned Development 91-002 & 91-003, were originally approved by the Planning Commission on June 8, 2004, via Resolutions 04-066, 04-067 & 04-068; and

WHEREAS, the original entitlement was approved for two years, and since an application for a time extension was not submitted by the applicant prior to June 8, 2006, the tentative parcel map and development plan amendment expired on June 8, 2006; and

WHEREAS, on August 9, 2007, Mike Harrod submitted a request for a refile of the tentative map and development plan; and

WHEREAS, Tentative Parcel Map 03-0338 along with amendment to Planned Development 91-002 & 91-003, would subdivide the existing 2.3 acre lot into 4 parcels ranging between 20,000 square feet and 30,000 square feet in size; and

WHEREAS, the subdivision is located at 2330 Ashwood Place; and

WHEREAS, In conjunction with PR 03-0338, an amendment to Planned Development 91002 / 91003 is necessary to allow subdivision of the subject property consistent with the density allowed by the zoning and general plan designations; and

WHEREAS, staff has reviewed the refile request and has concluded that there have been no changes to the General Plan and Zoning since the original tentative map was approved that would create any inconsistencies, and therefore the tentative map is still in conformance with the General Plan and Zoning; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 25, 2007, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and plan development 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. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
 - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;
 - e. That the planned development overlay allow flexibility from the requirement for a minimum width of lots of 100 to accommodate the natural features of the site, including native oak trees, an intermittent stream, and areas subject to inundation by a 100-year flood event.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve the requested amendment to planned development PD 91002 / 91003 in conjunction with PR 03-0338, subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all applicable conditions established for Planned Developments PD 91002 / 91003 by City Council action on January 7, 1992 and as amended by subsequent resolutions.

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.

2. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Parcel Map PR 03-0338 and its exhibits.
3. This amendment to Planned Development 91002 / 91003 coincides with Tentative Parcel Map PR 03-0338 and authorizes the subdivision of approximately 2.3-acres into 4 single family residential lots ranging from approximately 20,000 square feet to 30,000 square feet in size.

4. Permits for future single family dwellings shall be reviewed and approved by the Development Review Committee (DRC). The DRC shall review proposed elevations, colors, materials, landscaping and fencing.

PASSED AND ADOPTED THIS 25th day of September, 2007 by the following Roll Call Vote:

AYES: Johnson, Treach, Withers, Peterson, Holstine

NOES: None

ABSENT: Flynn, Steinbeck

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY