

RESOLUTION NO.: 07-0007

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT AN AMENDMENT TO TRACT 2593
(CITY INITIATED)

APN: 009-511-016

WHEREAS, Tract 2593, was approved by the Planning Commission on March 23, 2004, via Resolutions 04-037, 04-38 & 04-039, dividing the 23.3 acre parcel into fifty-five (55) single-family residential lots; and

WHEREAS, Tract 2593 is located at the terminus of Red Cloud Road and Navajo Avenue; and

WHEREAS, with the approval of Resolution 04-038, approving Tract 2593, condition No. 10 was included, which prohibits the construction of two-story homes on Lots 1-7, 40 & 23; and

WHEREAS, because Lots 3-7, are lots that slope significantly down from Red Cloud Road, in order to comply with the Grading Ordinance, it appears that the best option to construct homes in a manner that would comply with the Grading Ordinance, that is necessary to allow for the construction of two-story homes on these lots; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 9, 2007 to consider facts as presented in the staff report prepared for the tentative tract map, and to accept public testimony regarding the application, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The construction of two-story homes, where the first floor is at street level and the second floor is under the first floor, is a type of two-story home that would meet the intent of Section 21.16E.140, Grading limitations, since it would minimize grading on the lots.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby amend Tract 2593, Resolution 04-038 by modifying Condition No. 10 and adding condition No. 10b, allowing the construction of two-story homes on Lots 3-7 as follows:

10a. Lots 1, 2 and 40 shall be limited to one-story homes.

10b. Two story home are allowed on Lots 3-7 provided that:

- a. they do not exceed one story at the Red Cloud and Navajo Street level;
- b. they are located as close to the front property line as the setbacks would allow;
- c. additional sub-street level floors shall be designed to step down the slope; rather than creating a single wall plane;
- d. they do not exceed a total of two stories;
- e. DRC approval of the two story homes is obtained.

PASSED AND ADOPTED THIS 9th day of January, 2007 by the following Roll Call Vote:

AYES: Johnson, Flynn, Holstine, Withers, Menath, Trench

NOES: None

ABSENT: None

ABSTAIN: Steinbeck

VICE CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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