

RESOLUTION NO.: 07-0015

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 06-023
(GENE BARRE)
APN: 009-770-004

WHEREAS, Tentative Tract 2796 has been filed by Pam Jardini on behalf of Gene Barre to subdivide an approximate 2.5-acre site into 5 single family residential lots with 1 open space lot; and

WHEREAS, the site is located on the northeast corner of South River Road and Charolais; and

WHEREAS, the existing General Plan Land Use designation of the site is RSF-2 (Residential Single Family, two units per acre), and the existing zoning is R1, B3-PD (Residential Single Family, 20,000 square foot minimum lot size within the Planned Development Overlay District); and

WHEREAS, Planned Development 06-023 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, as provided for by Section 21.16A of the Zoning Code for project within the PD Overlay District, the applicant is requesting the Planning Commission allow for reduced lot sizes in order to reduce the amount of grading necessary to construct the development as well as reduce the impacts to oak trees; and

WHEREAS, the applicant is also requesting as part of the approval of Tract 2796 and PD 06-023 for the Planning Commission to allow the use of a private driveway to serve the 5 lots; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified

within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 13, 2007 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, 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. The request to allow the reduced lot sizes for the 5 lots would allow the lots to be clustered away from the hillside and oak trees, which would reduce the impacts of hillside grading and development with the critical root zones of the oak trees and would comply with the intent of Chapter 21.16.A (Planned Development Overlay District Regulations).
 - f. The use of the common private driveway to serve the 5 lots would be a better design for the 5-lots since it would reduce the number of driveways out to the adjacent City streets.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 06-023 subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2796 and its exhibits.

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 be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
A	Tentative Tract Map/Lot Design Notes
B	Fence and Landscape Detail

3. This Planned Development 06-023 coincides with Tentative Tract Map 2796 and authorizes the subdivision of approximately 2.5-acre site into a maximum of 5 single family residential lots and 1 open space lot. In conjunction with the approval of PD 06-023, the Planning Commission authorizes the reduction in lot sizes from 20,000 square feet to a minimum lot size of 10,000 square feet to 17,101 square feet in size with one open space lot.
4. With the approval of PD 06-023 & Tentative Tract Map 2796 the Planning Commission authorizes the use of a private driveway to access the 5 lots as shown on Exhibit A.
5. The maximum number of residential lots permitted within this subdivision/development plan shall be 5. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
6. Prior to the issuance of a Building Permit for each lot, site plans, architectural elevations, colors/materials, fencing plans and landscaping plans shall be submitted to the Development Review Committee (DRC). The plans shall be developed to address the guidelines noted on the Exhibit A and B to this resolution pertaining to house orientation, architectural elements/façade articulation, parking, setbacks and rear yards.
7. The homes on Lot 1 & 6 shall be constructed within the developable area as shown on the Tentative Tract Map attached to this resolution (Exhibit A). In no circumstance can the house foot print extend out of the developable area and further impact the oak trees.
8. Prior to the recordation of the final map, the landscape berming and fencing shall be installed along the Charolais Road and South River Road frontage as shown on Exhibit A&B of the Resolution approving PD 06-023. The final landscape, berm and fencing plans shall be approved by the DRC prior to the approval of the improvement plans.

PASSED AND ADOPTED THIS 13th day of February, 2007 by the following Roll Call Vote:

AYES: Steinbeck, Treach, Menath, Johnson, Withers, Flynn, Holstine

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

darren\Tract\ 2796\pd res