

RESOLUTION NO.: 07-058

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 07-006 & CONDITIONAL USE PERMIT 95-018
AMENDMENT
(EMERITUS ASSISTED LIVING – CRESTON VILLAGE)
APN: 009-751-062 & 63

WHEREAS, Section 21.16A, Planned Development District, projects located in the PD Overlay district are subject to Planning Commission approval of a development plan (PD); and

WHEREAS, Planned Development 07-006 has been filed by North Coast Engineering on behalf of Emeritus Assisted Living, to construct a 16,690 square foot, 22-room addition to the existing Creston Village residential care facility; and

WHEREAS, the project is located 1919 Creston Road; and

WHEREAS, the 9.96 acre site is zoned R3-PD (Residential Multi-Family, Planned Development Overlay), and has a General Plan designation of RMF-12, (Residential Multi-family, 12 units per acre); and

WHEREAS, in conjunction with PD 7-006, the applicant has submitted an application to amend Conditional Use Permit 95-018, for the expansion of the residential care facility use, as required by Table 21.16.200; and

WHEREAS, an Initial Study was prepared for this project (attached as Exhibit A) which concludes and proposes that a Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 26, 2007 to consider the Initial Study and the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the Planned Development and Conditional Use Permit environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project. This finding is based on the Mitigation Monitoring Program included in the General Plan Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Negative Declaration for Planned Development 07-006 and Conditional Use Permit 95-018 Amendment, in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 26th day of June, 2007, by the following roll call vote:

AYES: Withers, Flynn, Steinbeck, Menath, Holstine

NOES: None

ABSENT: Treach, Johnson

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

H:darren/PD/PD07-006 Creston Village/NDRes