

RESOLUTION NO. 92-96

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO DENY TIME EXTENSION FOR
TENTATIVE TRACT 1771 (COKER ELLSWORTH)

WHEREAS, on June 19, 1990, the City Council adopted Resolution 90-104 granting tentative tract map approval to Tract 1771, a 195 lot residential subdivision located on the north side of Charolais Road, east of South River Road, and

WHEREAS, on May 12, 1992, the applicant filed a request for a one year time extension of the subject tentative tract map, and

WHEREAS, on April 7, 1992, the City Council unanimously acted to implement steps which would reduce the number of traffic lanes from four to two on Charolais Road, and

WHEREAS, a public hearing was conducted by the City Council on June 16, 1992, to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received, the City Council makes the following findings as required by Government Code Sections 66474:

1. The proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso De Robles;

2. The design of lots, streets, open space, drainage, sewers, water and other improvements would be consistent with the General Plan and Zoning Ordinance;

3. The site would not be physically suitable for the type of development proposed, in that the hillside topography and associated grading would create inappropriate visual, drainage, lack of adequate open space and other passive recreational amenities, and similar impacts.

4. The adjoining properties to the south are located in the County and are more rural in character and usage. Therefore, the subdivision as designed does not provide for suitable transition of design mass (such as rooflines, amount of grading and paved areas in relation to open space) to the adjoining rural properties.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby deny time extension to Tentative Tract 1771.

PASSED AND ADOPTED THIS 16th day of June, 1992 by the following Roll Call Vote:

AYES: Russell, Picanco, and Iversen

NOES: Martin, Reneau

ABSENT: None

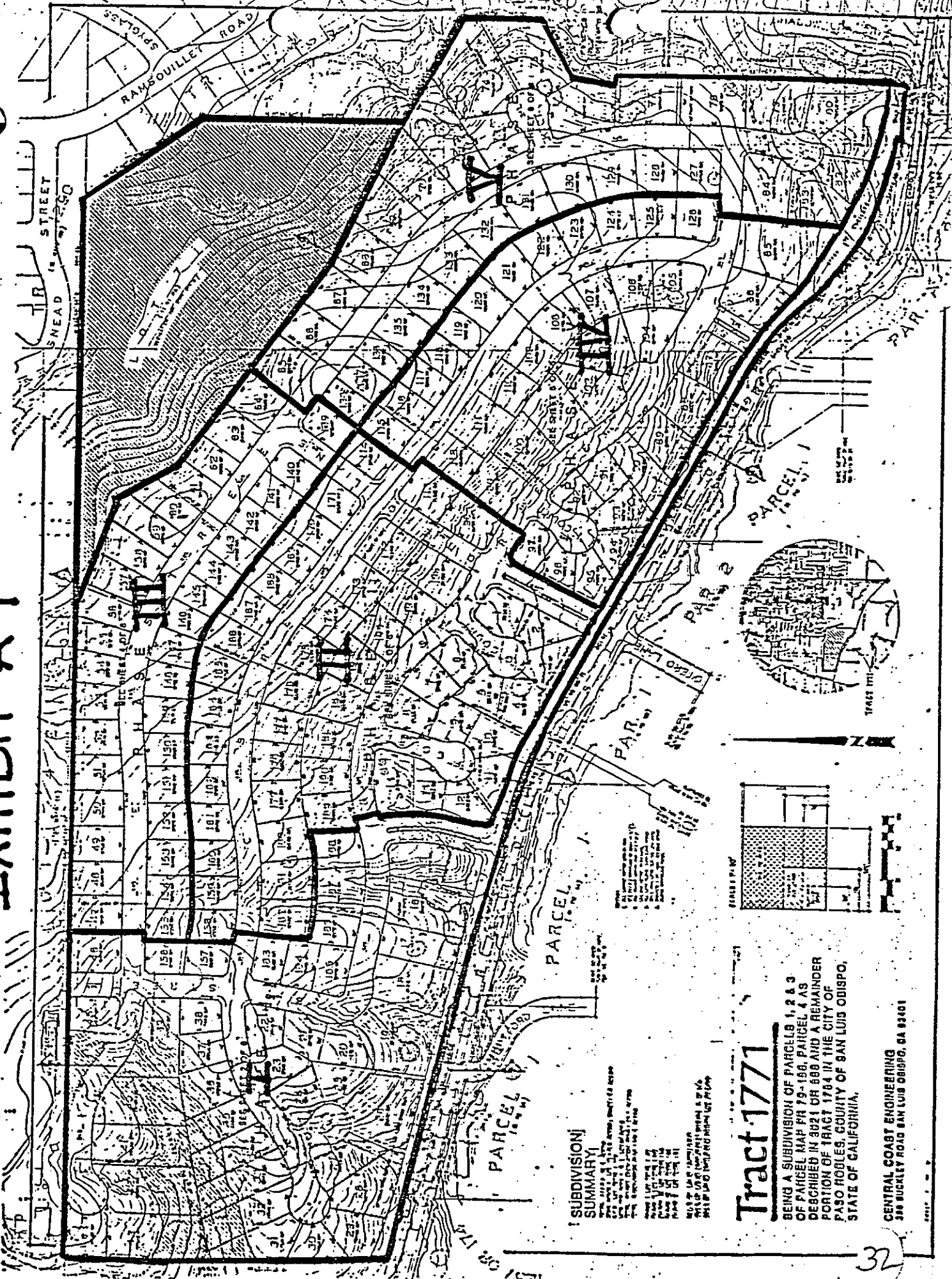

MAYOR CHRISTIAN E. IVERSEN

ATTEST:


RICHARD J. RAMIREZ, CITY CLERK

NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

EXHIBIT A-1



SUBDIVISION SUMMARY:

THIS MAP IS A SUBDIVISION OF TRACT 1771, AS SHOWN ON MAP FR 79-196, PARCEL 4 AS DESCRIBED IN 3021 OR 888 AND A REMAINDER PORTION OF TRACT 1784 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Tract 1771

BEING A SUBDIVISION OF PARCELS 1, 2 & 3 OF PARCEL MAP FR 79-196, PARCEL 4 AS DESCRIBED IN 3021 OR 888 AND A REMAINDER PORTION OF TRACT 1784 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

CENTRAL COAST ENGINEERING
300 BUCKLEY ROAD SAN LUIS OBISPO, CA 93001

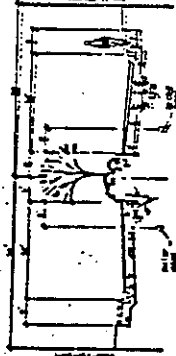
EXHIBIT A-2

PHASE I

Tract 1771

BEING A SUBDIVISION OF PARCELS 1, 2 & 3 OF PARCEL MAP PR 79-156, PARCEL 4 AS DESCRIBED IN 3021 OR 588 AND A REMAINDER PORTION OF TRACT 1754 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

CENTRAL COAST ENGINEERING
398 MUCKLEY ROAD SAN LUIS OBISPO, CA 93401



TYP. 70 FT. ENTRANCE DET. A - A 1

SCALE 1" = 40'

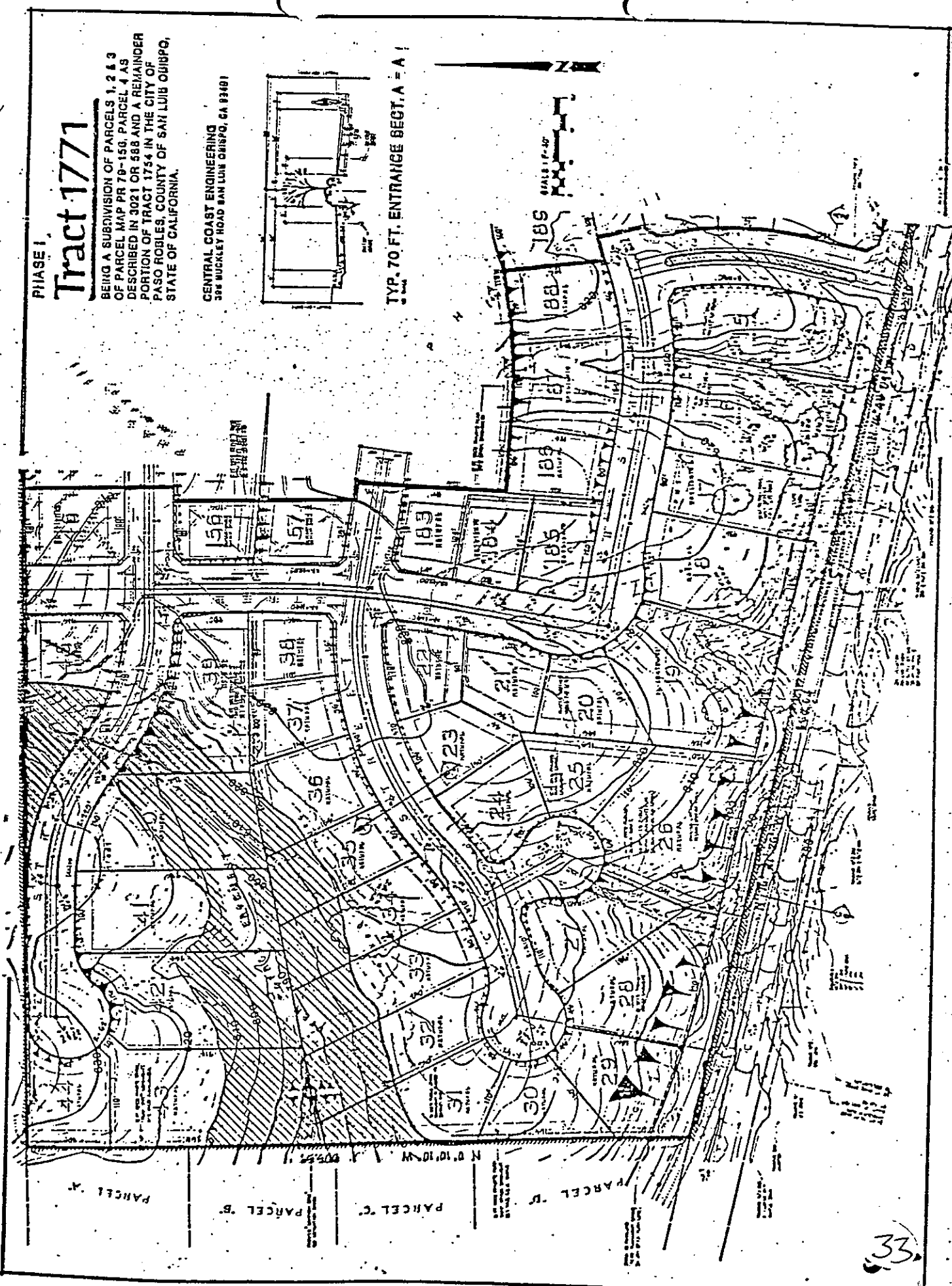
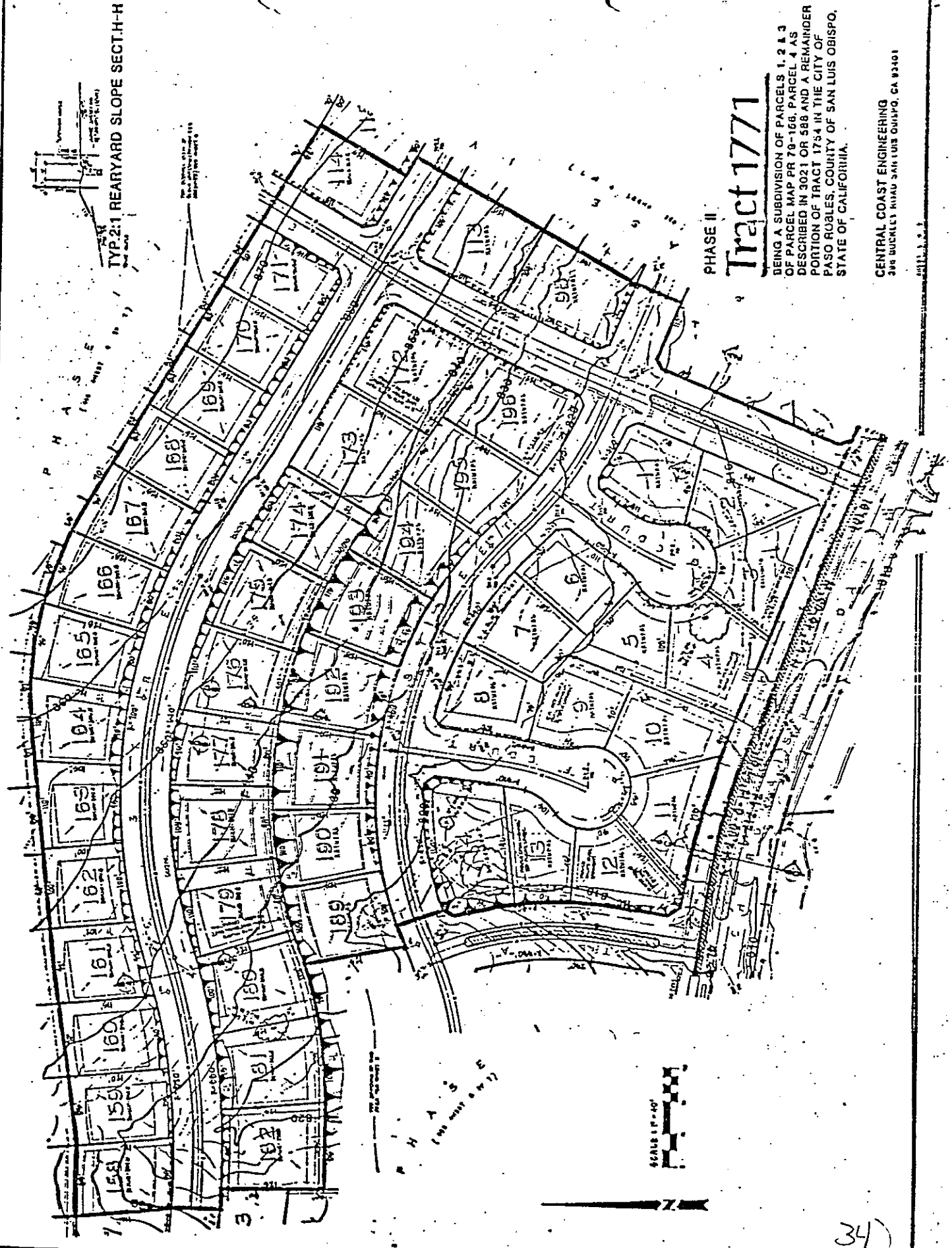


EXHIBIT A-3



PHASE II Tract 1771

BEING A SUBDIVISION OF PARCELS 1, 2 & 3 OF PARCEL MAP PR 79-166, PARCEL 4 AS DESCRIBED IN 3021 OR 588 AND A REMAINDER PORTION OF TRACT 1754 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

CENTRAL COAST ENGINEERING
300 BUCKLEY BLVD SAN LUIS OBISPO, CA 95001

34)

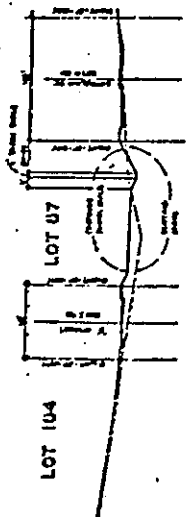
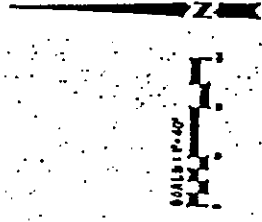
EXHIBIT A-4

PHASE III

Tract 1771

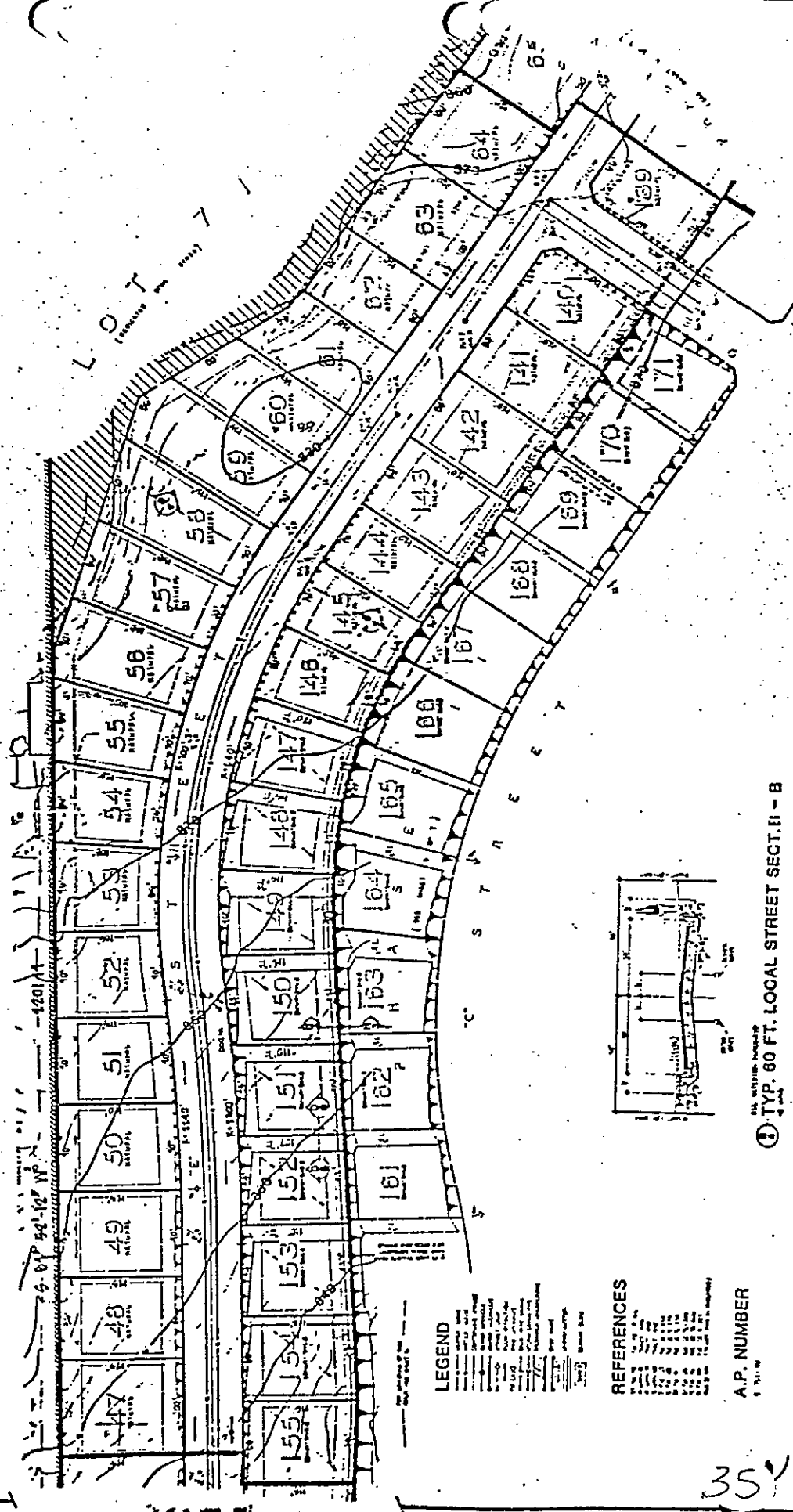
BEING A SUBDIVISION OF PARCELS 1, 2 & 3 OF PARCEL MAP PR 79-166, PARCEL 4 AS DESCRIBED IN 3021 OR 688 AND A REMAINDER PORTION OF TRACT 1764 IN THE CITY OF PASEO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

CENTRAL COAST ENGINEERING
388 BUCKLEY ROAD SAN LUIS OBISPO, CA 93401



TYP. DRAINAGE SWALE SECTION F - F

LOT 2



LEGEND

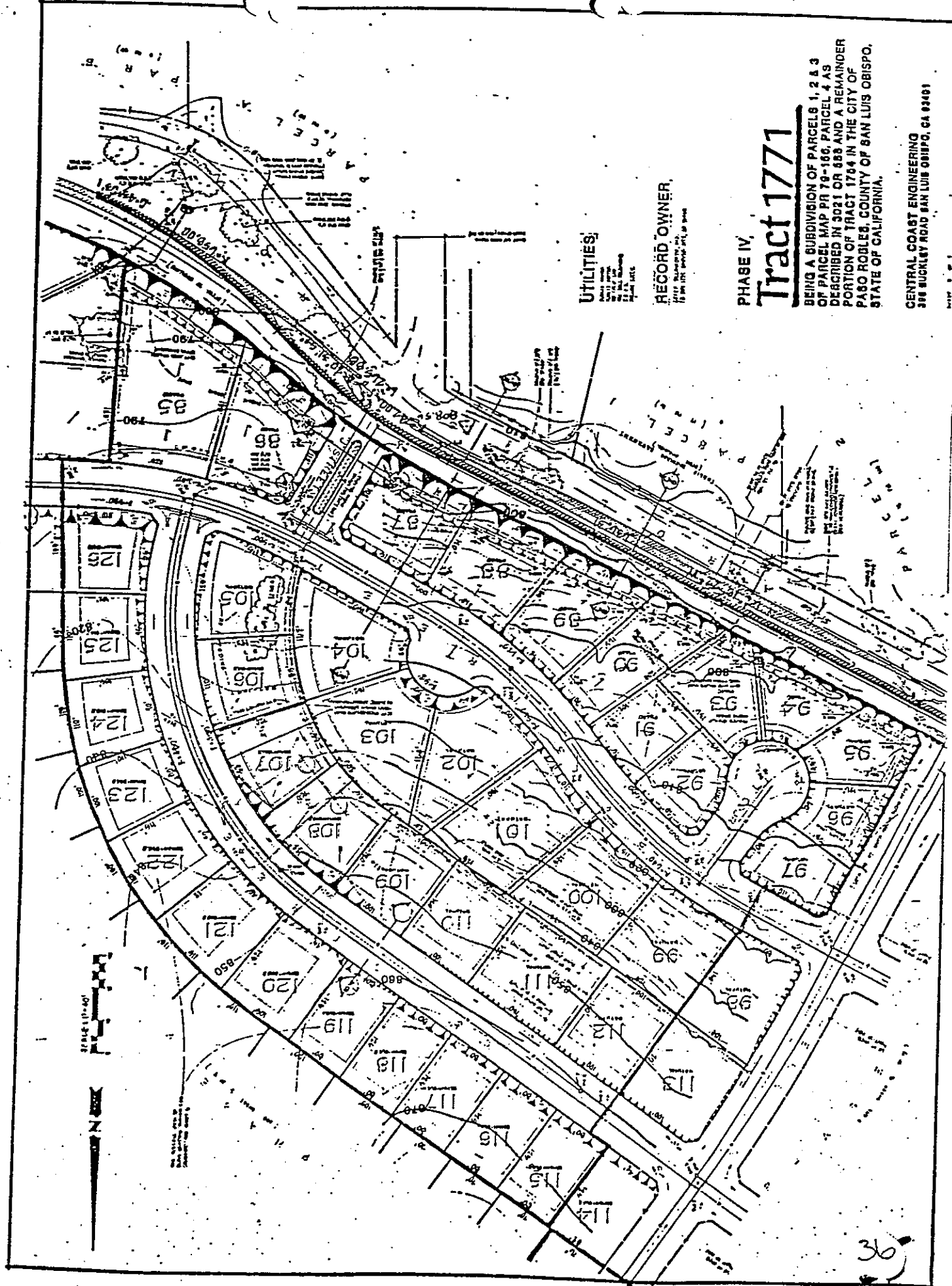
REFERENCES

A.P. NUMBER

TYP. 60 FT. LOCAL STREET SECT. B - B

35'

EXHIBIT A-5



UTILITIES:
Water
Sewer
Gas

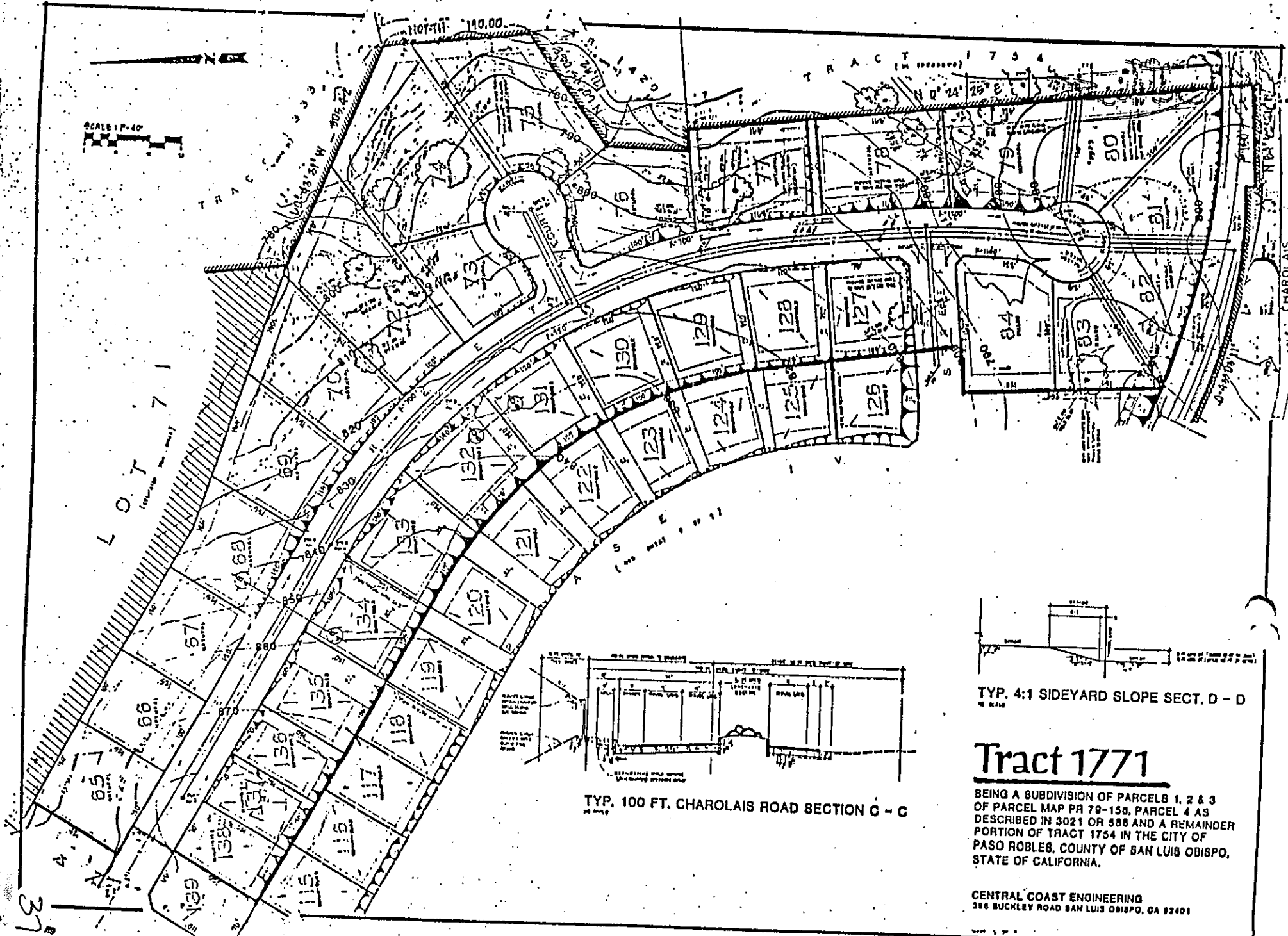
RECORD OWNER,
IN THE CITY OF PASO ROBLES, CALIF.

PHASE IV, Tract 1771

BEING A SUBDIVISION OF PARCELS 1, 2 & 3
OF PARCEL MAP PH 78-186, PARCEL 4 AS
DESCRIBED IN 3021 OR 688 AND A REMAINDER
PORTION OF TRACT 1704 IN THE CITY OF
PASO ROBLES, COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA.

CENTRAL COAST ENGINEERING
388 BUCKLEY ROAD SAN LUIS OBISPO, CA 93401

EXHIBIT A-6



TYP. 4:1 SIDYARD SLOPE SECT. D - D

Tract 1771

BEING A SUBDIVISION OF PARCELS 1, 2 & 3 OF PARCEL MAP PR 79-156, PARCEL 4 AS DESCRIBED IN 3021 OR 586 AND A REMAINDER PORTION OF TRACT 1754 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

CENTRAL COAST ENGINEERING
356 BUCKLEY ROAD SAN LUIS OBISPO, CA 93401

Tract 1771

100

15525 SF

101

17805 SF

102

20680 SF

103

20185 SF

104

15050 SF

EXHIBIT B

38

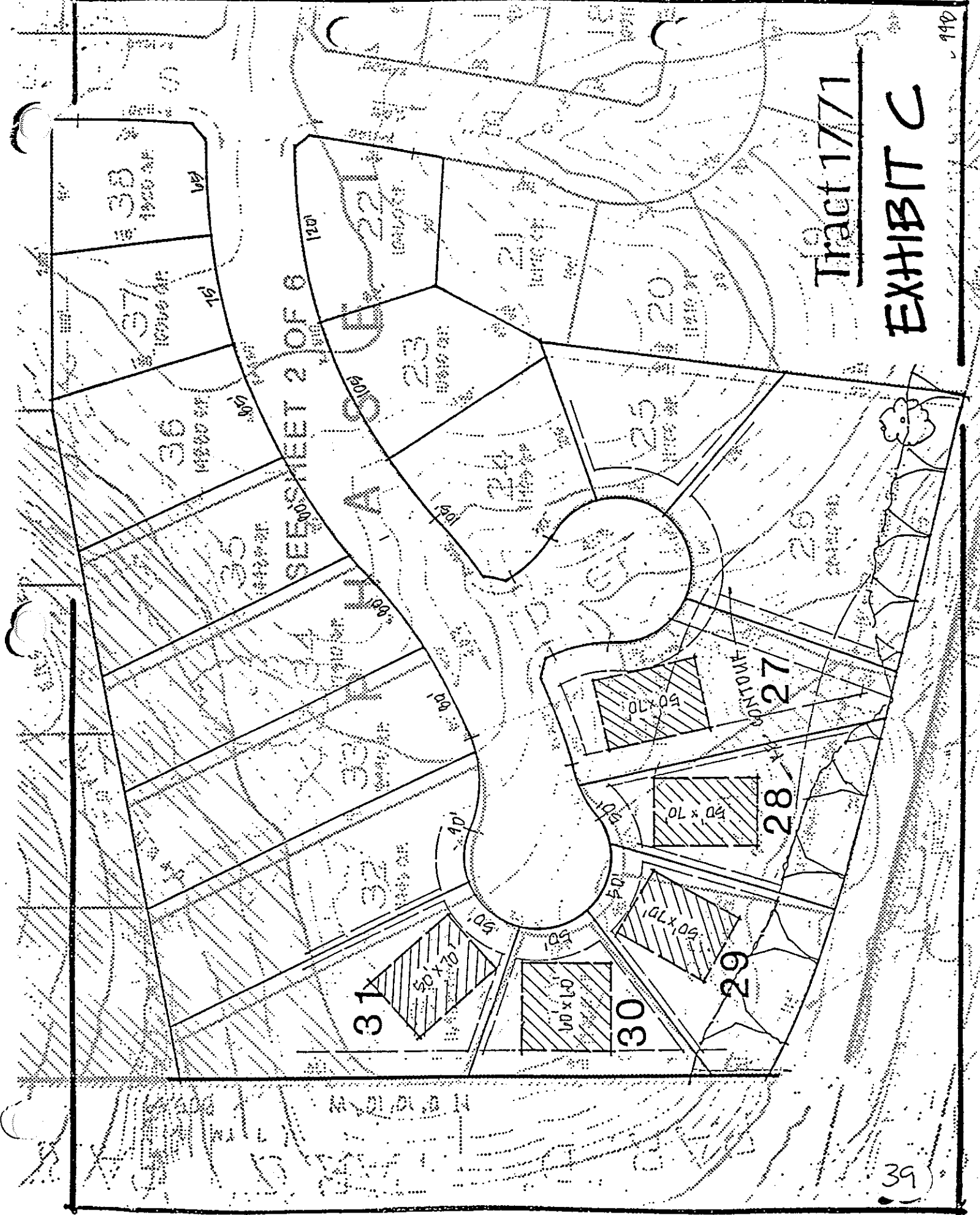
E-148

Tract 1771

EXHIBIT C

SEE SHEET 2 OF 6

TRACT 1771



Tract 1771

EXHIBIT D

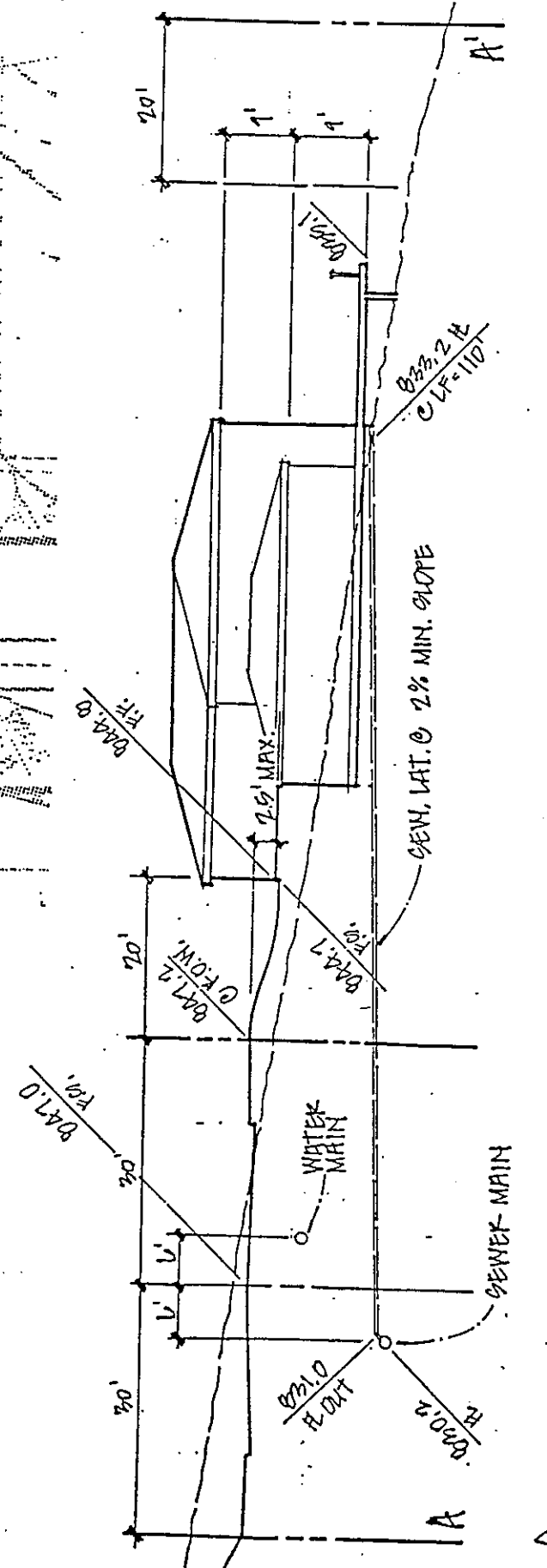
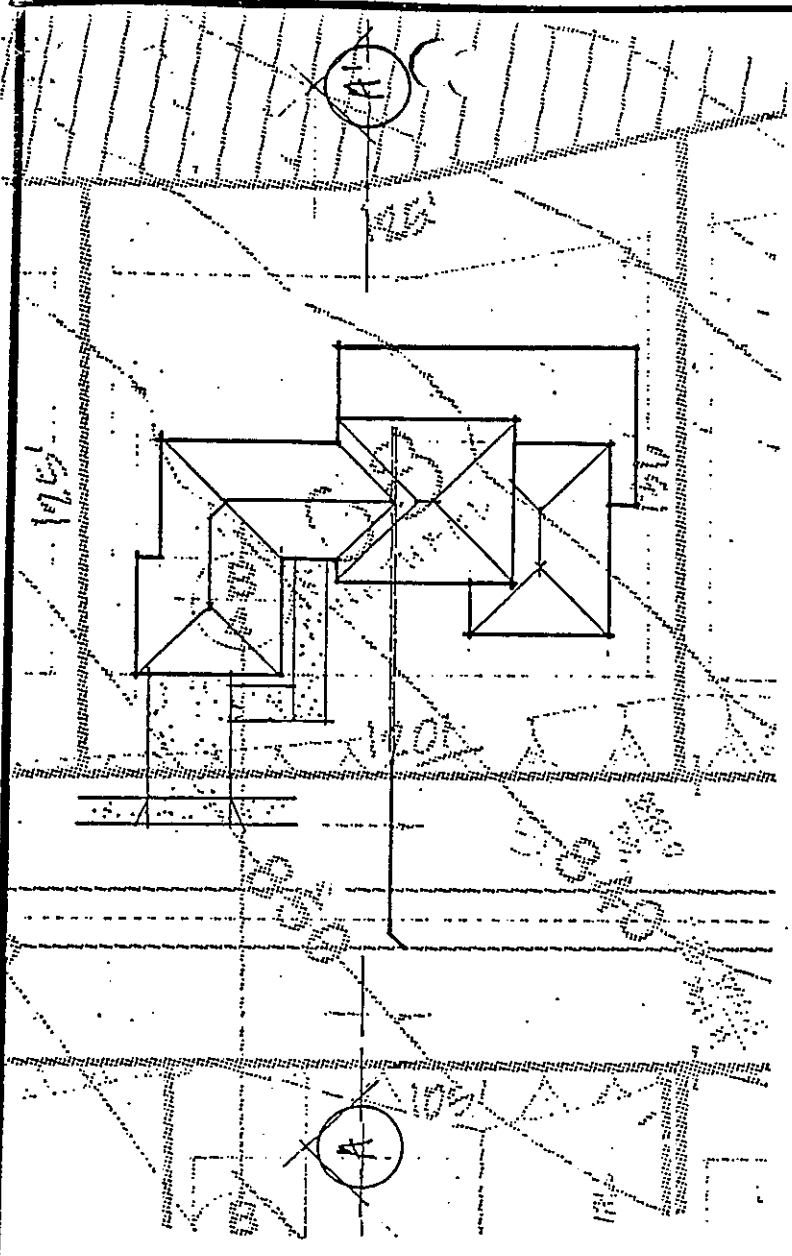
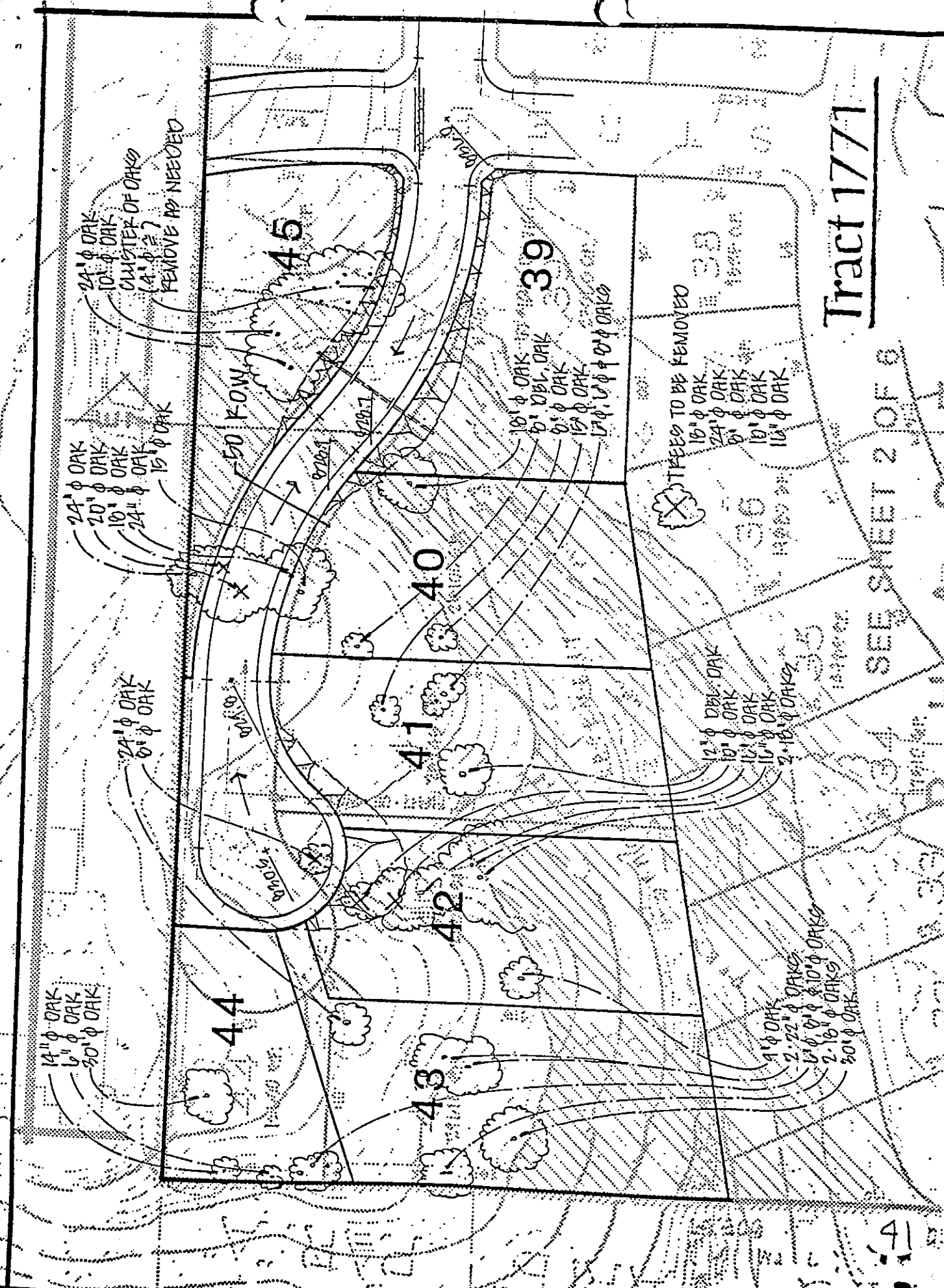
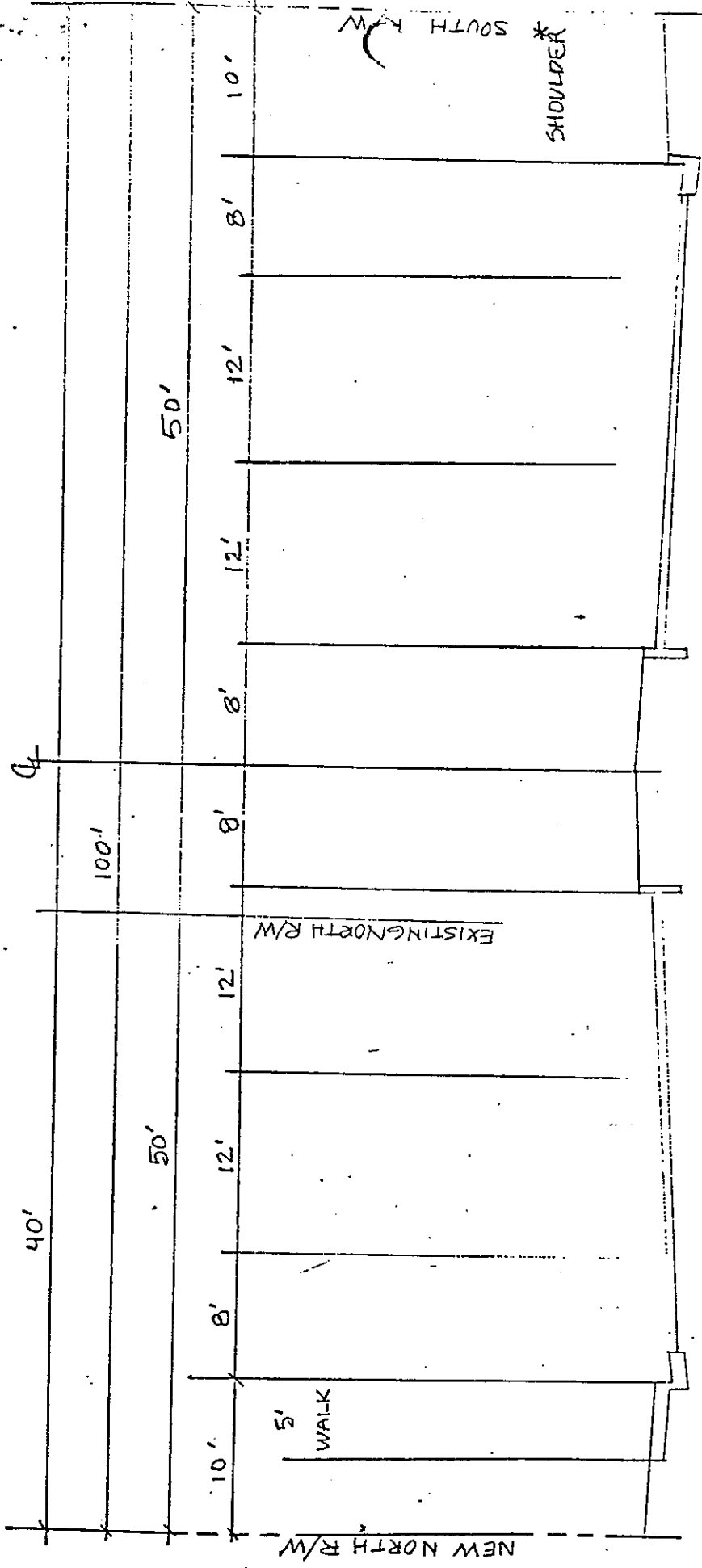


EXHIBIT E



Tract 1771

SEE SHEET 2 OF 8



* Note: Bike lanes to be installed in a manner subject to the City Engineer's approval.

Note: Further revisions to this street section may be necessary in order to provide bike lanes in a manner to be approved by the City Engineer.

**Recommended Charolais
Road Section
EXHIBIT "F"**

City of El Paso de Robles

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: COUNTRY NEWS

Date of Publication: 6/3/92

Meeting Date: 6/16/92

Project: TENTATIVE TRACT MAP 1771
TIME EXTENSION (ELLSWORTH)

I, JOAN E. LAGLE

employee of the Planning Division of
the City of El Paso de Robles, do
hereby certify that this notice is a
true copy of a published legal
newspaper notice for the above named
project.

Signed: *Joan E. Lagle*

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider a Time Extension request for Tentative Tract Map 1771, filed by Coker Ellsworth, to allow a one year time extension for a 195 lot single family residential subdivision located on the north side of Charolais Road, east of South River Road.

P1 If you challenge the proposed Tract time extension application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

This hearing will take place in the City Council Chambers, 1030 Spring Street, Paso Robles, California, at the hour of 7:30 P.M. on Tuesday, June 16, 1992, at which time all interested parties may appear and be heard.

/s/Ed Gallagher, City Planner
Published 6/3/92
Legal #4277CN

City of El Paso de Robles

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, ERIK STANTON employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project TRACT 1771 TIME EXTENSION (ELLSWORTH) for the meeting on JUNE 16, 1992 mailed on this 5TH day of JUNE 19 92

City of El Paso de Robles
Planning Division

Signed: _____

Erik Stanton