

Attachment 2

Draft Resolution A

RESOLUTION PC 25-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING VESTING TENTATIVE TRACT MAP 3227 AS PART OF THE OLSEN RANCH AND SOUTH CHANDLER RANCH SPECIFIC PLAN AREA 2

APPLICANT – OLSEN RANCH 212, LLC
APNs: 025-382-002

WHEREAS, the Olsen-South Chandler Specific Plan (“Specific Plan” or “SP”) was approved by the City Council on February 20, 2020, the SP document can be found [here](#). The intent of the SP is to serve as a comprehensive guide to development of the 358-acre, 1,293 residential unit specific plan, located on the southeast side of the City, adjacent to the unincorporated San Luis Obispo County land; and

WHEREAS, as part of the approvals of the SP, Vesting Tentative Tract Map (VTTM) 3153 was approved, subdividing the various planning areas (“PA”) to accommodate the 1,293 residential units. Planning Area 2 was included in VTTM 3153, which approved 108-condominium units spread out over 4 lots; and

WHEREAS, since the approval of VTTM 3153, Olsen Ranch 212, LLC (the “Applicant”) has submitted VTTM 3227 proposing a new tentative map that would accommodate a total of 126-condominium units for PA-2 (the “Project”); and

WHEREAS, in conjunction with VTTM 3227, the Applicant has submitted Planned Development 25-01 (“PD 25-01”), which provides the overall site planning for the tract, architecture, colors/materials palette, conceptual landscaping, which are found to be consistent with the development standards that were originally approved with the SP; and

WHEREAS, VTTM 3227 includes the transfer of 18 units from Planning Area 10 (“Our Town” or “PA 10”). SP Policy 2.1.6. allows density transfers from one planning area to another within the Specific Plan, as long as the overall unit count of 1,293 units is not exceed for the entire Specific Plan area; and

WHEREAS, the Development Review Committee (“DRC”) reviewed the Project at their meeting on January 27, 2025; and

WHEREAS, a Final Environmental Impact Report (EIR) was previously prepared for the Olsen-South Chandler Specific Plan and adopted by the City. The proposed Vesting Tentative Tract Map does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182, as no subsequent or supplemental EIR is required, because no “substantial changes” to the Project or to the circumstances under which the Project was undertaken

are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR; and

WHEREAS, a duly noticed hearing was conducted on April 8, 2025 to allow the Planning Commission to consider the facts in the staff report prepared, and to accept public testimony regarding Tentative Tract Map 3227.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, as follows:

Section 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2. Compliance with the California Environmental Quality Act. A Final Environmental Impact Report (EIR) was previously prepared and adopted per City Council Resolution 20-024 for the Olsen-South Chandler Specific Plan that analyzed the proposed Project’s environmental impacts pursuant to CEQA (SCH 2019011065). The proposed Vesting Tentative Tract Map does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 as no subsequent or supplemental EIR is required, because no “substantial changes” to the Project or to the circumstances under which the Project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR. The Planning Commission finds that this Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA such that no additional environmental assessment is required.

Section 3. Findings for Approval of Vesting Tentative Tract Map 3227. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, and subject to the Conditions of Approval and attachments hereto, the Planning Commission finds as follows:

- a. Pursuant to Chapter 22.14, “Vesting Tentative Map Procedures,” of the El Paso de Robles Municipal Code, and the Olsen-South Chandler Ranch Specific Plan, the VTTM 3227 subdivision, as conditioned, is consistent with the Olsen-South Chandler Ranch Specific Plan, and is consistent with: (1) the goals and policies established by the General Plan; (2) the policies and development standards established by the Zoning Ordinance; (3) all other adopted codes, policies, standards, and plans of the City.
- b. The VTTM 3227 includes the transfer of 18 residential units from PA 10 (“Our Town”) consistent with Policy 2.1.6 of the Olsen-South Chandler Specific Plan, which permits density transfers between the Planning Areas (“PA”) “through a Development Plan process if the maximum of 1293 units is not exceeded and the maximum densities of the PAs are not exceeded.” The proposed transfer of units would not exceed the maximum of 1293 units for the Specific Plan, or cause the maximum densities of PA 2 or PA 10 to be exceeded.
- c. VTTM 3227 would be consistent with the surrounding neighborhood development pattern and land uses. PA 2 is designated in the Olsen-South Chandler Ranch Specific Plan for high-density residential development, which is consistent with VTTM 32247. PA 1, to the east of PA 2, is also designated for high-density residential; PA 3, to the west of PA 2,

is designated for medium-density residential development; and PA 4, to the north of PA 2, is designated for low-density residential development.

- d. VTTM 3227 will not be detrimental to the health, safety, morals, comfort, convenience, or general welfare of the residents living in or near the proposed neighborhoods, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
- e. VTTM 3227 accommodates the aesthetic quality of the City as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from public views, gateways to the City, and scenic corridors.
- f. VTTM 3227 is compatible with, and is not detrimental to, surrounding land uses and improvements, circulation system; it provides an appropriate visual appearance, and contributes to the mitigation of any environmental impacts through implementation of the Mitigation Monitoring and Reporting Program adopted for the Olsen-South Chandler Ranch Specific Plan per PC Resolution 20-024, and participation in the Development Impact Fee Program.

Section 4. Findings for Approval of Proposed Street Names. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, the Planning Commission finds as follows regarding proposed road names for VTTM 3227 pursuant to Section 22.20.080 of the El Paso de Robles Municipal Code:

- a. The naming of roads with official names will help clarify the locations of addressable structures for service providers and others.
- b. The adoption of road names is needed in order to establish a comprehensive road name and addressing system for the City.
- c. The adoption of road names is needed for successful implementation of the City's Emergency Services and the County's Enhanced 9-1-1 Response Program (E-911).

Section 5: Approval. The Planning Commission does approve Vesting Tentative Tract Map 3227, subject to the following:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u> |
|----------------|---|
| A | Site-Specific Conditions |
| B | Standard Conditions |
| C | Vesting Tentative Tract Map (VTTM 3227) |
| D | Street Sections |
| E | Preliminary Grading Plan |
| F | Site Sections |
| G | Preliminary Utility Plan |
| H.2-H.3 | Utility Profiles |
| I | VTTM 3227 Project Street Name List |

PASSED AND ADOPTED THIS 8th day of April 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A – Site-Specific Conditions of Approval

Exhibit B - Standard Conditions of Approval

Exhibit C – Tentative Tract Map 3227

Exhibit D - Street Sections

Exhibit E – Preliminary Grading Plan

Exhibit F – Site Sections

Exhibit G - Preliminary Utility Plan

Exhibit H.1-H.3 – Utility Profiles

Exhibit I - VTTM 3227 Project Street Name List