

Attachment 3

Draft Resolution B

RESOLUTION PC 25-XXX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 25-01 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; 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 (the “Project”); and

WHEREAS, VTTM 3227 also 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 Planned Development 25-01.

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 No. 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 Planned Development 25-01. 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:

1. The design and intensity (density) of the proposed project is consistent with the following:
 - a. The goals and policies established by the General Plan, as the project would assist the City in meeting its Regional Housing Needs Allocation pursuant to its adopted Housing Element;
 - b. The policies and development standards established by any applicable Specific Plan, Special Planned Development, or Master Development Plan, as the project would create contextually appropriate homes for a variety of home-buyers pursuant to the Olsen – South Chandler Ranch Specific Plan, and meets the development standards defined by the Specific Plan;
 - c. The Zoning Code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards, as this is a residentially zoned property and will provide 126 new residential units at an appropriate density; and
 - d. All other adopted codes, policies, standards, and plans of the City, including design guidelines adopted by Resolution by the Planning Commission, since the architecture, massing, colors and materials palette, and fencing and landscaping for this project are all consistent with the specific plan’s design guidelines, which were established via City Council Resolution 20-026.

2. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity, as the project is a well-designed residential project that conforms to the specific plan.

3. The proposed project accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors and contributes to the orderly development of the City as a whole, because the project uses a mixture of quality materials and quality landscaping. Further, the orientation of the garage doors which are only accessible from the private alleys fosters a more prominent pedestrian experience along the main roads, contributing the creation of more walkable neighborhoods.

4. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts, based on the new site and frontage improvements required as part of this project which will provide aesthetic improvements to this area. Additionally, the project is compatible with existing zoning the site, as PA 2 is designated in the Olsen-South Chandler Ranch Specific Plan for high-density residential development; 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.

5. The proposed Development Plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures, and the addition of planting street trees will increase the site's scenic value.

Section 4: Approval. The Planning Commission does approve Planned Development 25-01, subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Architectural Site Plan
D	Street Scenes
E.1-E.2	Perspective Renderings
F.1-F.10	Townhome Building Elevations
G.1-G.8	Townhome Building Floor Plans
H.1-H.5	Individual Unit Floor Plans
I.1-I.2	Colors and Materials Board
J.1-J.2	Trash Enclosure Details
K.1-K.2	Landscape Plan

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- Architectural Site Plan
Exhibit D -Street Scenes
Exhibit E.1-E.2 -Perspective Renderings
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