

RESOLUTION NO. 96-102

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES DENYING THE APPEAL
AND UPHOLDING THE PLANNING COMMISSION APPROVAL OF
LOT LINE ADJUSTMENT 96066
OAK TREE PLAZA/TARGET PROJECT
(APPLICANT: ELLIS PARTNERS INC.)

WHEREAS, Lot Line Adjustment 96066 has been filed by Ellis partners, Inc. to adjust nine existing commercial lots at the southwest corner of Theater Drive and Gahan Place, and

WHEREAS, this lot line adjustment has been filed in conjunction with Planned Development 95009 and Conditional Use Permit 96003 for the development of an approximately 300,000 square foot commercial center, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 22, 1996 to consider facts as presented in the staff report prepared for this lot line adjustment application, and to accept public testimony regarding the application, and

WHEREAS, on July 22, 1996, the Planning Commission certified the Final EIR and approved the project applications on 6-1 vote; and

WHEREAS, appeals were filed by Geneen Whitaker et al and the Halferty Development Company; and

WHEREAS, a public hearing was held by the City Council to consider the appeals on Planned Development 95009, Conditional Use Permit 96003 and Lot Line Adjustment 96066 and the Final EIR relating thereto, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto having been heard, and said Final EIR and all comments and responses thereto having been considered; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received, the City Council makes the following findings:

1. The proposed lot line adjustment is consistent with the purpose and intent of the adopted General Plan for the City of El Paso de Robles;
2. The proposed lot line adjustment complies with the zoning and building code standards for the City of El Paso de Robles.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby deny the appeal and upholds the Planning Commission approval for Lot Line Adjustment 96066 subject to the following conditions of approval:

1. The Final Lot Line Adjustment Map shall be in substantial compliance with the attached Exhibit A. All conditions shall be complied with in a manner subject to approval of the City of El Paso de Robles.
2. The applicant shall enter into an Engineering Plan Check Agreement with the City prior to any plan check review.
3. The lot line adjustment shall be prepared by a registered civil engineer or land surveyor.
4. All property corners shall be installed.
5. The property corners listed in the closure calculations for the lot line adjustment shall be tied into the California Coordinate System.
6. No easements shall be eliminated due to this lot line adjustment.

PASSED AND ADOPTED this 20th day of August 1996, by the following roll call vote:

AYES: HEGGARTY, MARTIN, MACKLIN

NOES: PICANCO

ABSENT: IVERSEN



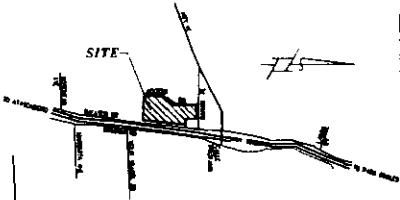
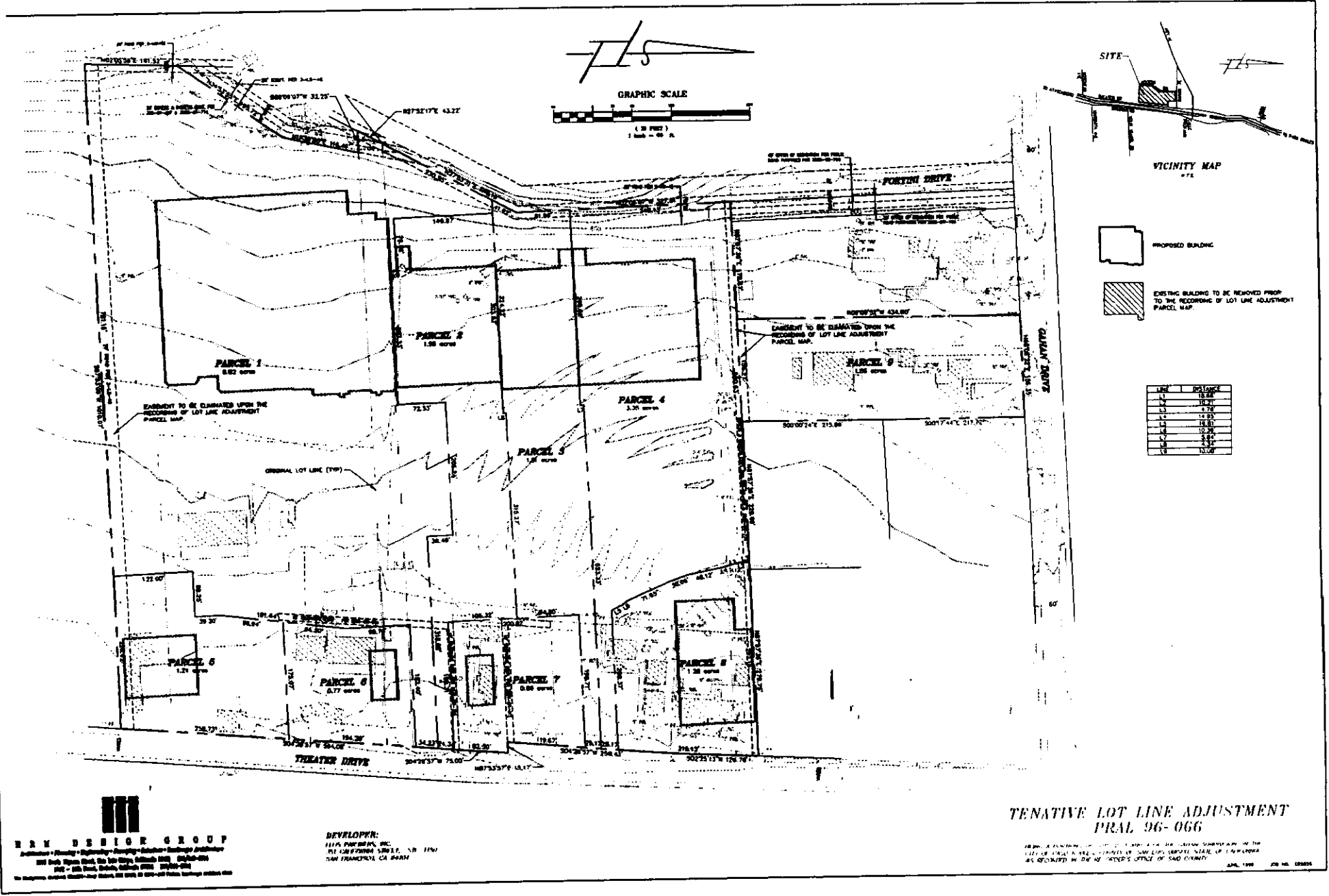
Walter J. Macklin, Mayor

ATTEST:



Richard J. Ramirez, City Manager/City Clerk

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- VICINITY MAP**
- PROPOSED BUILDING
 - EXISTING BUILDING TO BE REMOVED PRIOR TO THE RECORDING OF LOT LINE ADJUSTMENT PARCEL MAP

LINE	DISTANCE
1-1	10.88'
1-2	12.21'
1-3	17.74'
1-4	14.85'
1-5	18.82'
1-6	10.28'
1-7	8.84'
1-8	13.06'

HAY DESIGN GROUP
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DEVELOPER:
 111A PARK BLVD., INC.
 161 LOMB STREET, SUITE 1500 (111)
 SAN FRANCISCO, CA 94111

TENTATIVE LOT LINE ADJUSTMENT
PRAL 96-066

THIS TENTATIVE LOT LINE ADJUSTMENT AND THE UNDERLYING SURVEY IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AS RECORDED IN THE RECORDER'S OFFICE OF SAN FRANCISCO, APRIL 1996, JOB NO. 229804