

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP PR 06-0214 (APPLICANT: HALFERTY)
DATE: MARCH 13, 2007

Needs: For the Planning Commission to consider Parcel Map application filed by North Coast Engineering on behalf of Halferty Development Company, to subdivide portions of the Woodland Plaza II Shopping Center.

Facts:

1. The site is located at 90 & 160 Niblick Road (see attached Vicinity Map).
2. The subdivision will provide for separate ownership of this developed commercial center. No additional development is contemplated at this time.
3. The General Plan land use designation for the site is RC (Regional Commercial). The Zoning designation is RC (Regional Commercial).
4. This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis
and

Conclusion: The proposed subdivision would allow for the newly developed North Shops and South Shops to be on separate parcels.

The project as designed is in conformance with the General Plan and Zoning Code requirements for Regional Commercial development and would seem appropriate to allow for separate ownership for the various businesses within the shopping center.

All the necessary easements for reciprocal access, parking and utilities will remain in effect.

Policy

Reference: General Plan, Zoning Ordinance, Economic Strategy

Fiscal

Impact: None.

Options: After consideration of all public testimony, that the Planning Commission considers the following options:

- a. Adopt a Resolution approving Tentative Parcel Map PR 06-0214 subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

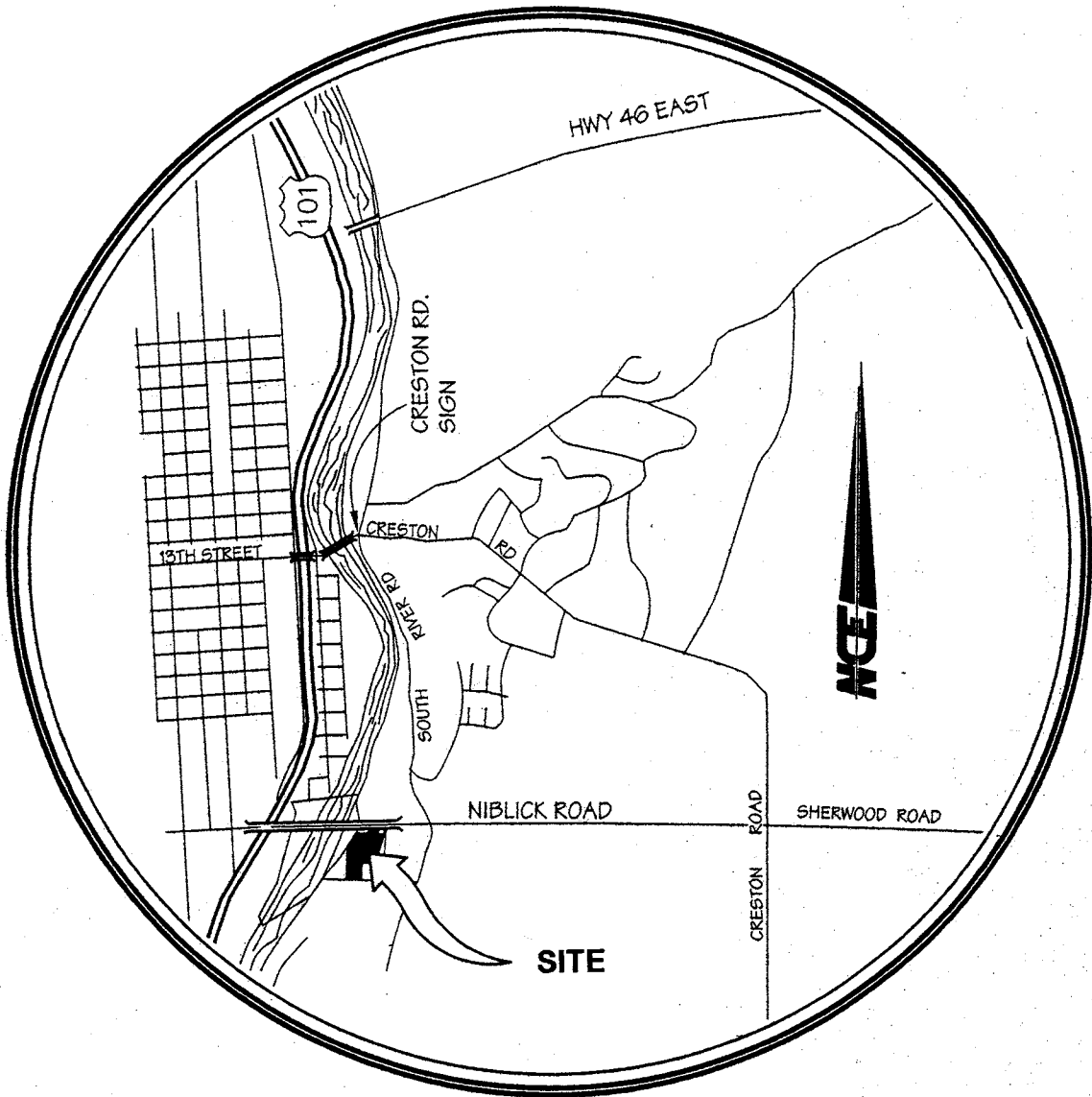
Prepared by:

Darren Nash
Associate Planner

Attachments:

1. Vicinity Map
2. Applicants Project Description
3. Resolution to Approve PR 06-0214
4. Newspaper and Mail Notice Affidavits

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Vicinity Map
PR 06-0124
(Halferty)



October 18, 2006

Paso Robles

OCT 27 2006

Planning Division

Mr. Ronald Whisenand
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

Subject: Parcel Map PR 06-0214
Woodland Plaza II Parcel Map

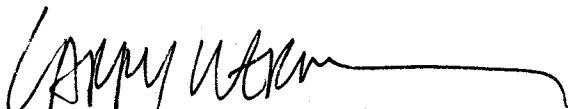
Dear Ron:

Please find attached an application for a parcel map to consummate the final configuration of the Woodland Plaza II site. The proposed subdivision of existing Parcel 3 will provide separate parcels for the North Shops and the archeological preserve. This will provide the North Shops with their own property and separating the archeological preserve as another parcel of its own. The second part of the application is to subdivide existing Parcel 1. The purpose of this is to provide a single parcel for the South Shops and one parcel for the future expansion of J.C. Penney. If J.C. Penney chooses not to proceed with their expansion, then this parcel will be available for another commercial use.

This application is not associated with any development of these parcels at this time. Any future development would be limited to Parcel 4, and would be submitted on a separate development plan application.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely yours,



Larry Werner
Vice President

RLW/jms

cc: Frank Borman
Enclosures

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 06-0214
(HALFERTY DEVELOPMENT)
APN: 009-814-034 & 035

WHEREAS, Parcel Map PR 06-0214, an application filed by North Coast Engineering on behalf of Halferty Development Company, to further subdivide the existing shopping center so that the newly constructed North and South Shops can be on separate parcels; and

WHEREAS, the site is located at 90 & 160 Niblick Road; and

WHEREAS, the subject site is located in the Regional Commercial (RC) land use category and the Regional Commercial, RC zoning district; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on March 13, 2007, to consider facts as presented in the staff report prepared for the tentative parcel map, and to accept public testimony regarding the application; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles by providing regional commercial type development;
2. As conditioned the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
5. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;

6. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 06-0214 subject to the following conditions of approval:

1. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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A	Tentative Parcel Map PR 06-0214
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2. All conditions within Resolution 92-072, 073, 074 & 075 approving the original shopping center (Woodland Plaza II) shall remain in full effect.
3. All necessary reciprocal parking and access agreements shall be recorded with the final map.

PASSED AND ADOPTED THIS 13th day of March, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

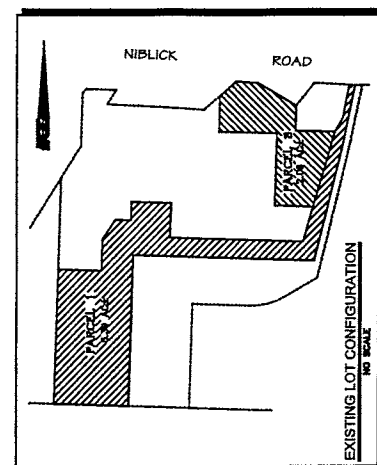
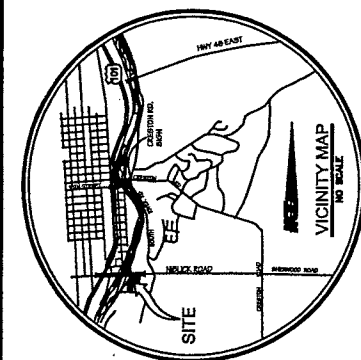
ABSTAIN:

CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

H:\darren\PMaps\PR06-0236\LegacyPartners\Map Reso



ENGINEER
 NORTH COAST ENGINEERING, INC.
 STEVEN J. STIVERS, R.L.S. 20743
 10000 N. 100TH AVENUE, SUITE 200
 P.O. BOX 10000
 PALO ALTO, CA 94304

CLIENT
 THE HALFERTY DEVELOPMENT COMPANY
 10000 N. 100TH AVENUE, #200
 PALMDALE, CA 91301-3200

TENTATIVE PARCEL MAP
 PR 06-0214

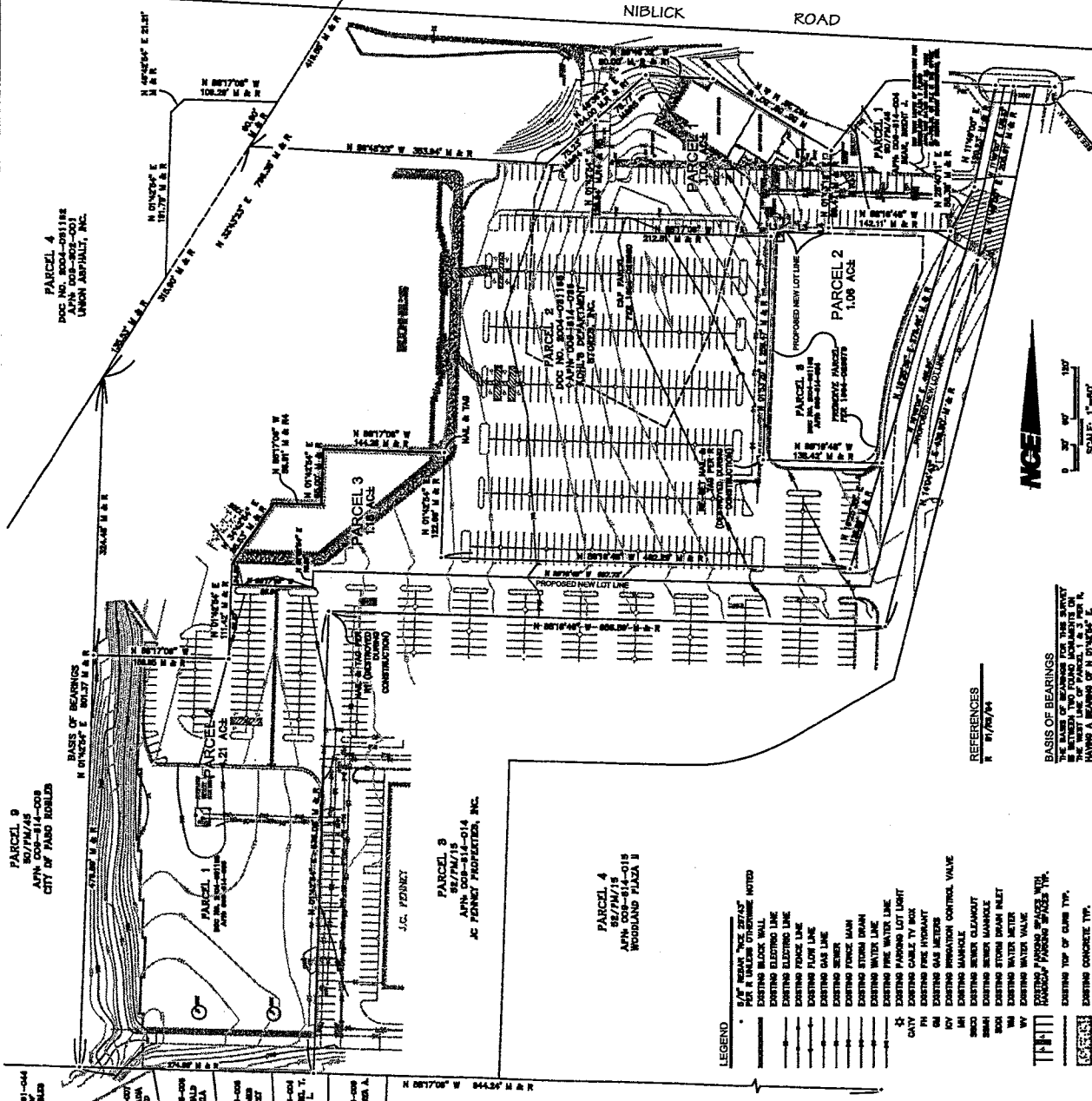
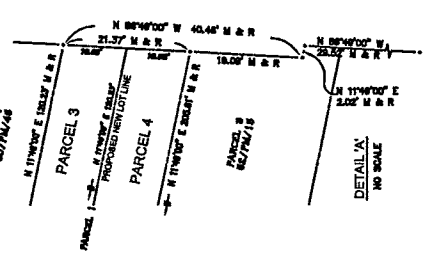
IN THE CITY OF PALMDALE, COUNTY OF SAN BERNARDINO, CALIFORNIA, THE CITY ENGINEER HAS REVIEWED THE TENTATIVE PARCEL MAP AND HAS DETERMINED THAT THE MAP COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.



SHEET 1 OF 1

NOTES
 1. THIS TENTATIVE PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 2. ZONING - MEDICAL COMMERCIAL (M-C-100).
 3. APNs - 009-814-034 & 035

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20



LEGEND

- EXISTING LOT LINE
- EXISTING BLACK WALL
- EXISTING ELECTING LINE
- EXISTING FENCE LINE
- EXISTING FLOOR LINE
- EXISTING GAS LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE WATER LINE
- EXISTING PARCEL LOT LINE
- EXISTING CABLE TV BOX
- EXISTING FIRE HYDRANT
- EXISTING GAS METERS
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING PARCEL SPACES WITH RAINBOW PARCEL SPACES WITH
- EXISTING TOP OF CURB TYP.
- EXISTING CONCRETE TYP.

Exhibit A
 Tentative Parcel Map
 PR 06-0214
 (HALFERTY DEV.)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

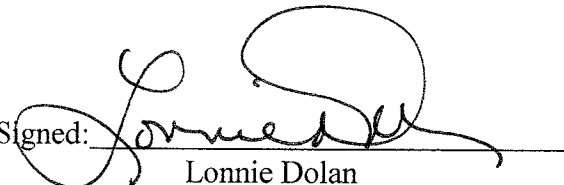
Newspaper: Tribune

Date of Publication: February 28, 2007

Meeting Date: March 13, 2007
(Planning Commission)

Project: Tentative Parcel Map PR 06-0214
(Halferty/WP II Shopping Center)

I, Lonnie Dolan, employee of the Community Development Department, 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: 
Lonnie Dolan

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Tentative Parcel Map PR 06-0214, a parcel map application filed by North Coast Engineering on behalf of The Halferty Development Company, to subdivide portions of the Woodland Plaza II Shopping Center to correspond with the newly developed North Shops, South Shops and the archeological preserve. The site is located 90 and 160 Niblick Road. (APN: 009-814-034 & 035)

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, March 13, 2007, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed tentative parcel map PR 06-0214 will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the tentative parcel map 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 Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner
February 28, 2007

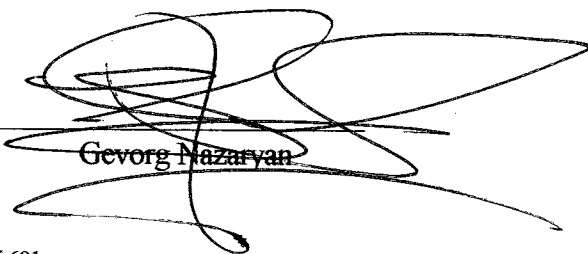
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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Parcel Map PR 06-0214, A request to subdivide portions of the Woodland Plaza II Shopping Center to correspond with the newly developed North Shops, South Shops and the archeological preserves. (Applicant: North Coast Engineering on behalf of The Halferty Development Company) APN: 009-814-034 & 035, on this 1st day of March, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____



Gevorg Nazaryan

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