

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP PR 07-010 (THIESSEN)
DATE: APRIL 10, 2007

Needs: For the Planning Commission to consider a Parcel Map application filed by Twin Cities Surveying on behalf of Donald Thiessen, to subdivide an existing .82 acre site into four parcels.

- Facts:
1. The site is located at 2127 Vanderlip Court (see attached Vicinity Map).
 2. The General Plan land use designation for the site is CS (Commercial Service). The Zoning designation is C3,PD (Commercial/Light-Industrial, Planned Development Overlay).
 3. On July 13, 2004, the Planning Commission approved PD 03-024 & Conditional Use Permit 04-010, allowing the establishment of two existing manufacturing/light industrial buildings on the site.
 4. On May 10, 2005, the Planning Commission approved PR 05-0022 which subdivided the site so that each building would be on a separate parcel.
 5. This subdivision request would divide the rear parcel into four parcels. As a result of the subdivision, the existing building would be divided into four separate units, in order to allow the opportunity for separate ownership of each unit.
 6. Easements for shared parking, access and utilities will be required to be provided between the four parcels/units.
 7. This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis

and

Conclusion: The subdivision of this existing building would allow the ability for individual ownership of four separate industrial/manufacturing units, including a covered outdoor area located at the rear of each unit.

Physically, the site and exterior of the building would remain unchanged.

Easements are required to be provided to insure common use of the driveways, parking, trash enclosure and utilities.

The project as designed would meet the General Plan and Zoning Code requirements for manufacturing/light-industrial development and be consistent with industrial development along Vanderlip Court.

All the Conditions of approval approved with PD 04-005 and Conditional Use Permit 04-010 would remain in effect for each parcel of the proposed subdivision.

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: None.

Options: After consideration of public testimony, the Planning Commission will be asked to make the recommendations and to take the actions listed below:

A. Adopt the attached Resolution, approving PR 07-010, subject to standard and site specific development conditions.

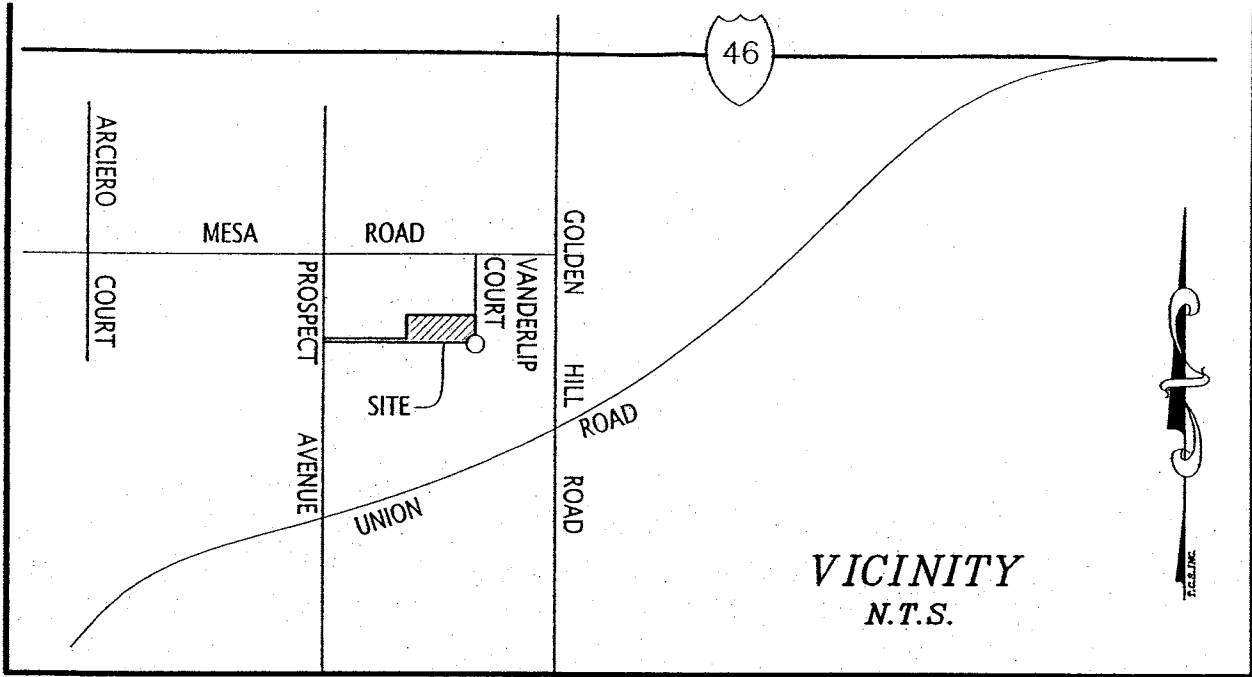
B. Amend, modify, or alter the foregoing options.

Staff Report Prepared by: Darren Nash

Attachments:

1. Vicinity Map
2. Resolution to Approve PR 07-010
3. Newspaper and Mail Notice Affidavits

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Vicinity Map
 PR 07-010
 (Thiessen)

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 07-010
(THIESSEN)
APN: 025-403-050

WHEREAS, Parcel Map PR 07-010, an application filed by Twin Cities Surveying on behalf of Donald Thiessen to subdivide a .82 acre site four parcels; and

WHEREAS, the site is located at 2127 Vanderlip Court; and

WHEREAS, the subject site is located in the Commercial Service (CS) land use category and the C3 zoning district; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 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 April 10, 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;
2. 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 site is physically suitable for the proposed density of development;
5. 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;
6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;

7. 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 07-010 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>
A	Tentative Parcel Map

2. PR 07-010 would allow the subdivision of the existing .82-acre site into four parcels, ranging in size from 6,000 square feet to 10,700 square feet. The subdivision would also subdivide the exiting building into four separate units for individual ownership.
3. A reciprocal parking, access and utility easement shall be provided for all areas outside of the building footprint (on the east side of the building).
4. Prior to the recordation of the parcel map, the applicant shall meet all necessary codes in relation to the requirements for separate buildings with regards to proximity to property lines, disabled access and sanitary facilities. Plans will need to be provided that insure that all of the necessary easements are in place and that each building/parcel is served by separate utilites including fire protection facilities, to the satisfaction of the Building Official.
5. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
6. The flag portion of the most southerly parcel out to Prospect Avenue shall not be used for commercial access purposes. Uses shall be limited to landscaping and drainage improvements. This information shall be recorded against the title of this southerly parcel (shown as 2127-A on the tentative map).

7. In conjunction with the recordation of the final map, the applicant shall record a deed restriction against the property stating that future tenant uses will be restricted to uses that comply with the parking calculations provided on the site plan prepared by Rand Slake dated February 17, 2004, for PD 04-005.
8. All conditions within Resolutions 04-083 and 04-084 shall apply to all parcels within PR 07-010.
9. In conjunction with the recordation of the final map, the applicant shall record a reciprocal parking and access easements between the four parcels for shared use of the parking areas, driveways and trash enclosures.
10. Separate water and sewer services must be provided to each parcel prior to recordation of the map.

PASSED AND ADOPTED THIS 10th day of April, 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\PR07-010\Thiessen\Map Reso

TENTATIVE PARCEL MAP
PR 07-0010

BEING A TENTATIVE PARCEL MAP OF PARCEL MAP PR 07-0010, AS SHOWN ON THE TENTATIVE PARCEL MAPS IN THE OFFICE OF THE COUNTY CLERK OF CALIFORNIA, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

BASIS OF BEARINGS

BEING THE BEARING OF N 89°49'55" W BETWEEN TWO POINTS OF THE CENTERLINE OF THE TWO WESTERLY ALLEYS AS FILED IN BOOK 47, PAGES 41-43 OF PARCEL MAPS.

BENCH MARK

A USGS BRASS DISK STAMPED "R20 WEST 1974" SET ON THE EAST END OF THE FIELD WALL, 15 FEET WEST OF THE CENTERLINE OF THE TWO WESTERLY ALLEYS, THE CENTERLINE OF GOLDEN HILLS AT CALTRANS POST MILE 30.0. ELEVATION = 801.48 FEET (NGVD)

PROPERTY OWNERS/SITE INFORMATION

KELTH VENTURES, LLC
ATTN: DON THIESSEN
PHONE # 288-4404
2127 VANDERLIP COURT
PASO ROBLES, CA 93446
APN 025-403-081 (PORTION)

PARCEL A
62-PW-4.5
VACANT LOT

PARCEL B
62-PW-4.5
VACANT LOT

OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND STATEMENT OF THIS DIVISION OF REAL PROPERTY TO THE BEST OF MY KNOWLEDGE.

W. L. THOUSON FLS 4846
DATE 08/20/2007



PARCEL 1
42-PW-7.7
APN 025-403-049
PROSPECT AVENUE
VACANT LOT

NOTES

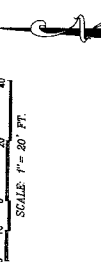
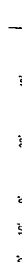
- PROSPECT AND VANDERLIP AVENUES ARE SHOWN AS UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND SURVEY DATA DATED JANUARY 6, 2007. EASEMENTS PER TITLE REPORT.
- AN EASEMENT FOR IMPROVEMENTS, EGRESS, PUBLIC UTILITIES, AND AS INSTRUMENT NO. 2003-00284 OF OFFICIAL RECORDS.
- EASEMENTS FOR VARIOUS PURPOSES, PER 67 PM 44-46.
- BEING THE WESTERLY 5 FEET OF SAID LOTS ADJACENT TO PROSPECT AVENUE.
- 18 FOOT PRIVATE RECIPROCAL UTILITY EASEMENT AND PUBLIC UTILITIES EASEMENT.
- 13 FOOT RECIPROCAL EGRESS AND PUBLIC UTILITIES EASEMENT.
- 20 FOOT PRIVATE WATER LINE AND PUBLIC UTILITIES EASEMENT.
- RECIPROCAL USE OF PARKING STALLS FOR PARCELS 1 & 2 OF 67-PW-44.6.
- ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION ON CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
- FIELD SURVEY PERFORMED 01/11/07; 01/24/07.
- BOUNDARY INFORMATION SHOWN IS RECORD PER:
 - B = 67 PM 44-45
 - M = MEASURED
- SEE P.S.M. P.I.R.M. MAP ORSQA 028 B, 1992, DATED JULY 6, 1992, WHICH INDICATES ZONE C, WHICH INDICATES ZONING OF MINIMAL PLANNING.

ZONING

CURRENT ZONING IS COMMERCIAL SERVICES (CS)
TOTAL ACRES = 0.82 ACRES CROSS
301.06 SQ. FT. CROSS
0.23 ACRES NET
40.84 SQ. FT. NET

LEGEND

⊗ = SET SCRIBE "X" IN CONCRETE ALONG PROPOSED PROPERTY LINES



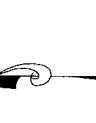
FOUND #5 REBAR WITH PLASTIC CAP (CS29441) T.S. 5571' (ELEV. 828.14')

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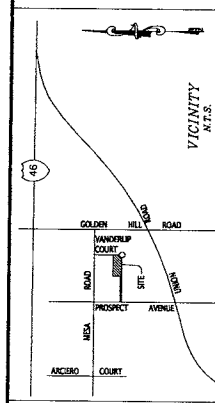
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NOTE: THERE ARE NO OAK TREES ON PROPERTY.

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41-PW-4.7
& DOC. #
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2139 VANDERLIP COURT
BLACKBURN MANUFACTURING

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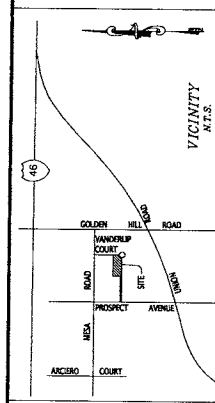
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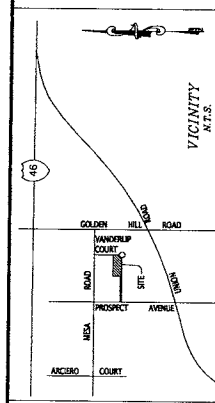
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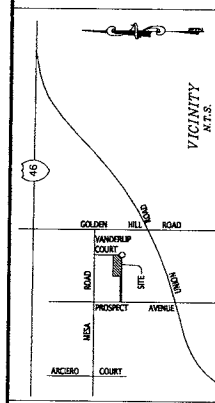
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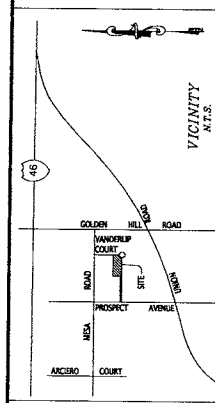
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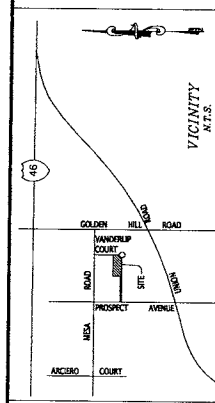
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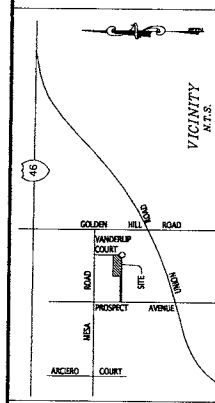
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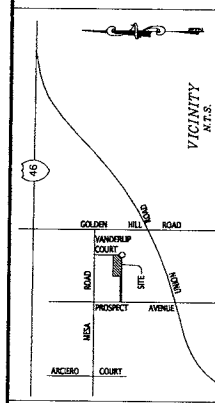
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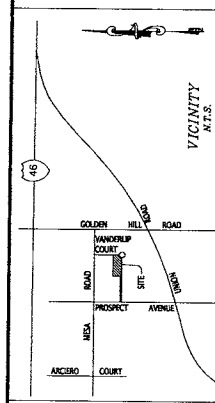
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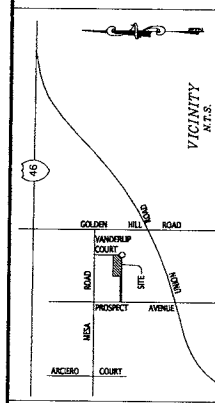
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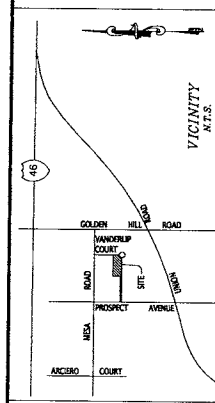
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PROSPECT AVENUE
VACANT LOT

PARCEL 1
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PROSPECT AVENUE
VACANT LOT



NOTE: THERE ARE NO OAK TREES ON PROPERTY.

PARCEL 2
41-PW-4.7
& DOC. #
1999-092726
APN 025-403-092
ROBERT F. & SANDRA W. BLACKBURN
2139 VANDERLIP COURT
BLACKBURN MANUFACTURING

PARCEL 1
42-PW-7.7
APN 025-403-049
PROSPECT AVENUE
VACANT LOT

PARCEL 1
42-PW-7.7
APN 025-403-049
PROSPECT AVENUE
VACANT LOT

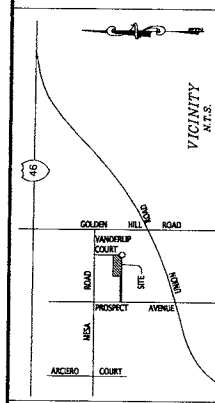
PARCEL 1
42-PW-7.7
APN 025-403-049
PROSPECT AVENUE
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VACANT LOT

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

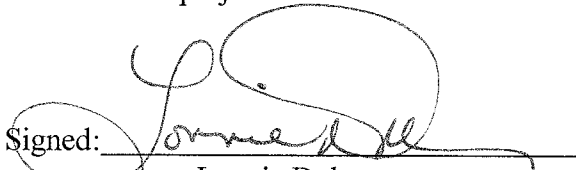
Newspaper: Tribune

Date of Publication: March 30, 2007

Meeting Date: April 10, 2007
(Planning Commission)

Project: Tentative Parcel Map
PR 07-010 (Thiessen)

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

forms/newsaffi.691

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 Parcel Map PR 07-010, a parcel map application filed by Twin Cities Surveying on behalf of Dogald Thiessen to subdivide an existing building into four condominium units for light-industrial/manufacturing use. The site is located AT 2127 Vanderlip Court.

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, April 10, 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 Parcel Map PR 07-010 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 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
March 30, 2007

6559836

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Tentative Parcel Map PR 07-010 (Thiessen – 2127 Vanderlip Court) on this 28th day of March 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Lonnie Dolan