

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP PR 07-0157 (APPLICANT: KENNEDY)
DATE: DECEMBER 11, 2007

Needs: For the Planning Commission to consider a Parcel Map application filed by Kirk Consulting on behalf of Kevin Kennedy, to subdivide a 4.86-acre site into three parcels.

- Facts:
1. The site is located at 500 South River Road (see attached Vicinity Map).
 2. Both the General Plan land use and the Zoning designations for the site are RC (Regional Commercial).
 3. Planned Development 04-011 was approved by the Planning Commission on September 14, 2004, approving the development of the Kennedy Club Fitness Center along with the approval of two commercial buildings. All three buildings are currently under construction and near completion.
 4. The proposed subdivision would create three parcels, where Parcel 1 would be approximately 4-acres and include the Kennedy Club Fitness building as well as the parking lot areas. Parcel 2 would be 5,430 square feet and include Commercial Building B, and Parcel 3 would be 5,479 square feet and include Commercial Building A.
 5. According to Section 21.16G, Regional Commercial District, there is no minimum lot size for parcels in the Regional Commercial zoning district.
 6. A reciprocal parking and access easement would be recorded between Parcels, 1, 2 and 3 which would allow for use of all driveways and parking areas between the three parcels.
 7. 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 subdivision will provide for separate ownership of each building. The project as designed is in conformance with the General Plan and Zoning Code requirements for Regional Commercial development and would seem appropriate for this area of the City.

Policy

Reference: General Plan, Zoning Ordinance, California Streets and Highways Code

Fiscal

Impact: None.

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

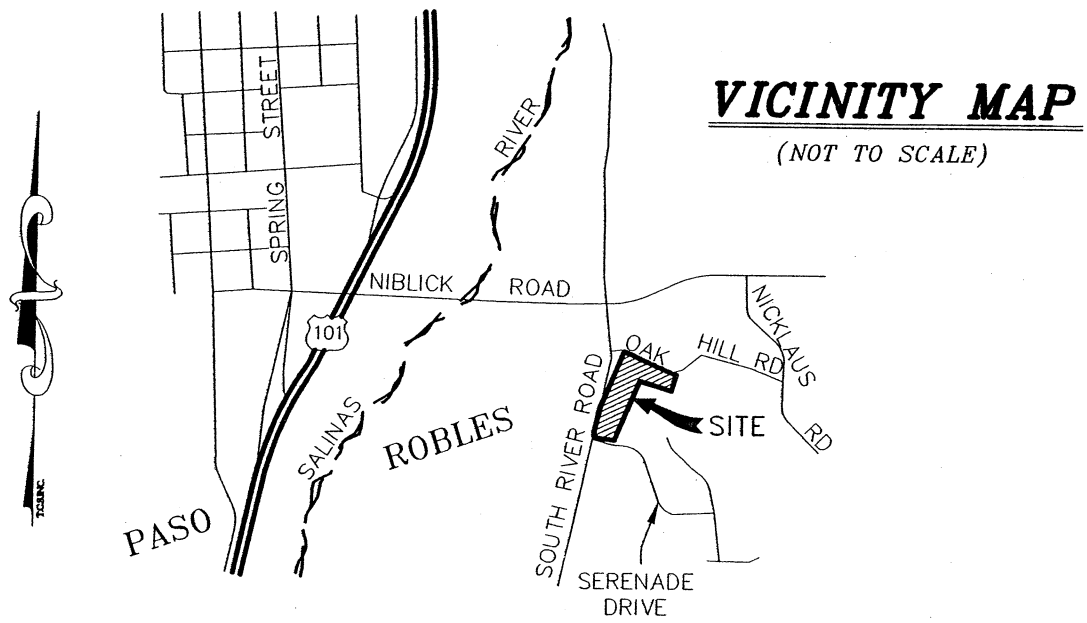
- a. Adopt a Resolution approving Tentative Parcel Map PR 07-0157 subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

Prepared by Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Resolution to Approve PR 07-0157
3. Newspaper and Mail Notice Affidavits

H:Darren/PR07-0157/Kennedy/PCstaffreport



Vicinity Map
PR 07-0157
(Kennedy)

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 07-0157
(KENNEDY)
APN: 009-815-018

WHEREAS, Kirk Consulting on behalf of Kevin Kennedy has filed an application for PR 07-0157 requesting to subdivide the existing 4.86-acre site into three lots, where Parcel 1 would be approximately 4-acres, Parcel 2 would be 5,430 square feet and Parcel 3 would be 5,479 square feet; and

WHEREAS, the site is located at 500 South River Road; and

WHEREAS, the Kennedy Club Fitness along with two commercial buildings were approved by the Planning Commission with PD 04-011 on September 14, 2004; and

WHEREAS, all three buildings are currently under construction and near completion; and

WHEREAS, the General Plan land use and the Zoning designations are RC (Regional Commercial); and

WHEREAS, as a result of the subdivision, Kennedy Club Fitness along with the parking areas would be located on Parcel 1, each of the commercial buildings would be located on Lots 2 and 3; and

WHEREAS, reciprocal parking and access easements will be recorded over the parking lot areas to allow for reciprocal use of the driveway and parking areas for all three buildings; 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 December 11, 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 in that it provides for regional commercial 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, including Section 21.16G of the Zoning Code related to the creation of lots within the RC district;
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 07-0157 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 07-0175 would allow the subdivision of the existing 4.86-acre site into three lots, where Parcel 1 would be approximately 4-acres, Parcel 2 would be approximately 5,430 square feet and Parcel 3 would be 5,479 square feet.
3. 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.
4. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

5. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.
6. In conjunction with the recordation of the final map, a reciprocal parking and access easement benefiting all three parcels and buildings shall be recorded over all the parking lot and driveway areas.

PASSED AND ADOPTED THIS 11th day of December, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

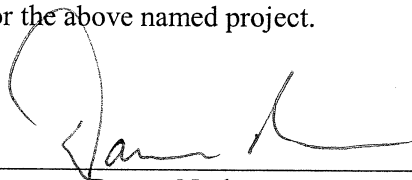
Newspaper: TELEGRAM-TRIBUNE

Date of Publication: November 28, 2007

Meeting Date: December 11, 2007
Planning Commission

Project: To Consider a Request
subdivide 4.8 acre site into three
parcels at 500 South River Rd.,
by Kennedy.

I, Darren Nash, 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: 
Darren Nash

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 07-0157, a parcel map application filed by Kirk Consulting on behalf of Kevin Kennedy to subdivide the existing 4.8-acre commercial parcel into three parcels. The subdivision would allow for Kennedy Club Fitness, along with the two commercial buildings, which are all currently under construction, to each be on separate parcels. The site is located 500 South River Road.

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, December 11, 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 07-0175 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.

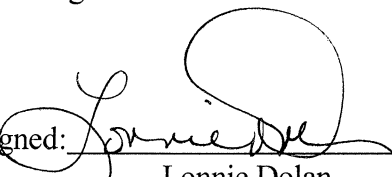
If you challenge the parcel map application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner
November 28, 2007 6665880

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 07-0157 (Kennedy) on this 21st day of November 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

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