

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TENTATIVE PARCEL MAP PR 07-0197, AT 920, 922 & 924 16<sup>th</sup> STREET (APPLICANT: DOYLE WHITE)

DATE: JANUARY 22, 2008

Needs: For the Planning Commission to consider a Parcel Map application filed by Pamela Jardini on behalf of Doyle White, to subdivide a 7,000 square foot parcel into two parcels.

- Facts:
1. The site is located at 920, 922 & 924 16<sup>th</sup> Street, the southeast corner of Pine Street and 16<sup>th</sup> Street (see attached Vicinity Map).
  2. The General Plan land use designation for the site is RMF-12 (Residential Multi-Family, 12 units per acre). The Zoning designation is R-3 (Medium Density Residential).
  3. Based on the site being 7,000 square feet within Blocks 1 -196 (the original subdivision of the City), Section 21.16I.060 of the Zoning Code would allow three dwelling units for this R-3 Zoned lot (the two existing units on Parcel 1 and the one existing unit on Parcel 2). A condition will be added to the parcel map noticing future owners that no additional homes would be allowed to be constructed on either parcel.
  4. The proposed subdivision would subdivide the lot so that the existing house on the lower portion of the site (920 16<sup>th</sup> Street) would be on Parcel 2 which would be 4,494 square feet, and the recently constructed duplex (922 & 924 16<sup>th</sup> Street) would be on Parcel 1, which would be 3,993 square feet. There is no further development proposed for this site.
  5. The proposed parcel map indicates that each unit would meet the Zoning Code requirements for setbacks and off-street parking.
  6. The Development Review Committee (DRC) reviewed the subdivision at their meeting on January 7, 2008. The Committee recommended that the Planning Commission approve the parcel map.
  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 new duplex is connected to the sewer in 16<sup>th</sup> Street. The older home is connected to a private sewer line that is shared by a number of other properties on the east side of Pine Street between 15<sup>th</sup> and 16<sup>th</sup> Streets. This sewer connection does not meet current code requirements. In order to resolve the issue, a new sewer lateral connection must be made to Pine Street to serve the older house (Parcel 2). A private sewer easement will be necessary over Parcel 1 to accommodate Parcel 2. The City Engineer has added a condition of approval requiring the relocation of the sewer line prior to recordation of the parcel map.

The project as designed is in conformance with the General Plan and Zoning Code requirements for multi-family development and would be consistent with other R3 lot splits on the west side of the City.

The proposed subdivision would meet the General Plan policy of providing for the development of housing in close proximity to schools, shopping and other services, including public transit. In addition, the proposed project supports the General Plan land use designation of RMF-12, and implements Policy LU-21, Infill, which states, “*Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes: Residential infill in/near established neighborhoods.*”

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: None. Since there are three existing dwelling units on the site and this requested subdivision would not provide for additional units, the subdivision is not subject to the Community Facilities District.

Options: After consideration of public testimony, the Planning Commission will be asked to consider the actions listed below:

A. Adopt the attached Resolution, approving PR 07-0197, subject to standard and site specific development conditions; or

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

Prepared by Darren Nash, Associate Planner

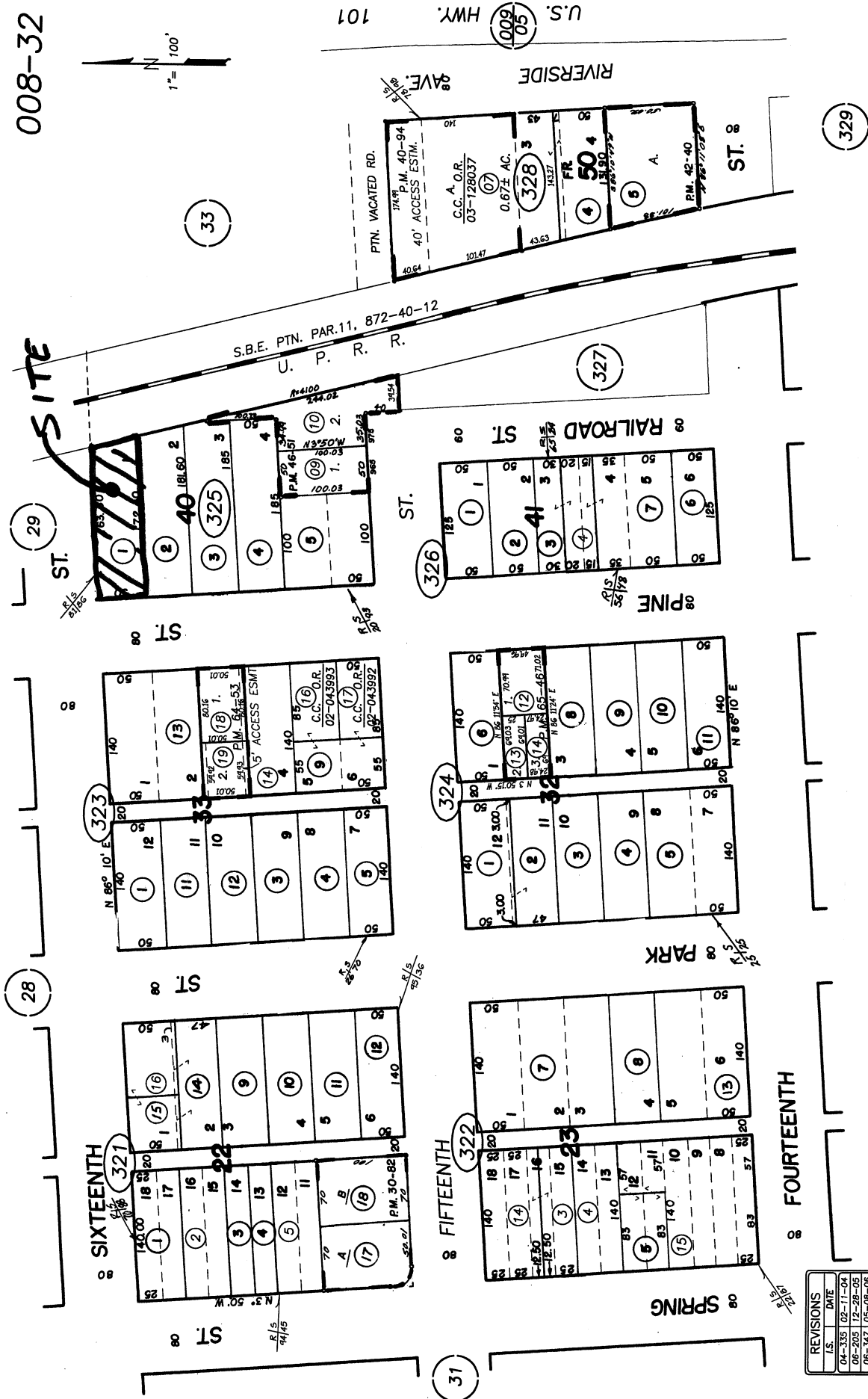
Attachments:

1. Vicinity Map
2. Memo from City Engineer
3. Resolution to Approve PR 07-0032
4. Newspaper and Mail Notice Affidavits

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008-32

**SITE**



**Attachment 1  
Vicinity Map  
PR 07-0197  
(Doyle White)**

REVISIONS	LS	DATE
	04-335	02-11-04
	08-205	12-28-05
	08-362	08-08-05
	08-165	08-15-07

50' 0 100' 200'  
THIS MAP IS PREPARED FOR  
LZ  
02-11-04  
ASSESSMENT PURPOSES ONLY.

CITY OF PASO ROBLES  
ASSESSOR'S MAP  
COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 008 PAGE 32

## **MEMORANDUM**

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PR 07-0197, White  
**DATE:** January 10, 2008

The subject property is located at the southeast corner of Pine and 16<sup>th</sup> Streets. All frontage improvements were completed with the development of a new duplex.

The new duplex is connected to the sewer in 16<sup>th</sup> Street. The older home is connected to a private sewer line that is shared by a number of other properties on the east side of Pine Street between 15<sup>th</sup> and 16<sup>th</sup> Streets. This sewer connection does not meet current code requirements. In order to resolve the issue, a new sewer lateral connection must be made to Pine Street to serve the older house. A private sewer easement will be necessary over Parcel 1 to accommodate Parcel 2.

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### **Recommended Site Specific Conditions**

The Planning Commission must make a finding that the fulfillment of the construction requirements below are a necessary prerequisite to the orderly development of the surrounding area.

Prior to recordation of the final parcel map, a new sewer lateral must be constructed to Pine Street to serve the existing residence on Parcel 2. The final map shall include a private sewer easement across Parcel 1 for the benefit of Parcel 2.

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 07-0197  
(DOYLE WHITE)  
APN: 008-325-001

WHEREAS, Parcel Map PR 07-0197, an application filed by Pamela Jardini, on behalf of Doyle White to subdivide a 7,000 square foot lot into two parcels; and

WHEREAS, the site is located at 920, 922 & 924 16<sup>th</sup> Street, which is the southeast corner of 16<sup>th</sup> Street and Pine Street; and

WHEREAS, the subject site is located in the Residential Multi-Family (RMF-12) land use category and the R3 zoning district; and

WHEREAS, as a result of the parcel map, the existing house with detached garage (920 16<sup>th</sup> Street) would be located on Parcel 2, which would be 4,494 square feet, and the newly constructed duplex (922 & 924 16<sup>th</sup> Street) would be located on Parcel 1 would be 3,993 square feet; 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 January 22, 2008, 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 infill development within close proximity to schools, shopping and other services;
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 as demonstrated with the proposed site plans;

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;
7. The fulfillment of the construction requirement noted in condition No. 6 below is a necessary prerequisite to the orderly development of the surrounding area.

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 07-0197 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS OF APPROVAL:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

PLANNING

2. 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

3. PR 07-0197 would allow the subdivision of the existing 7,000 square foot lot into two lots where as a result of the parcel map, the existing house with detached garage (920 16<sup>th</sup> Street) would be located on Parcel 2, which would be 4,494 square feet, and the newly constructed duplex (922 & 924 16<sup>th</sup> Street) would be located on Parcel 1 would be 3,993 square feet.
4. 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.

5. Prior to recordation of the final parcel map, a constructive notice shall be recorded against the title of each parcel, indicating to future property owners that no further dwelling units can be constructed on either parcel, and that no further subdivision may occur on each parcel.
6. Prior to recordation of the final parcel map, a new sewer lateral must be constructed to Pine Street to serve the existing residence on Parcel 2. The final map shall include a private sewer easement across Parcel 1 for the benefit of Parcel 2.
7. This project approval shall expire on Jan 22, 2010 unless a time extension request is filed with the Community Development Department prior to expiration.
8. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
9. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
10. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
11. 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.

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of January, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN, ED STEINBECK

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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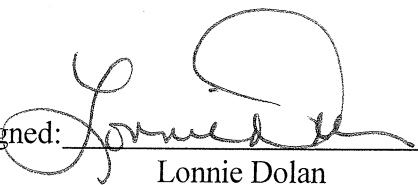


**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

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 07-0197 (Doyle White) on this 7th day of January 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_

  
Lonnie Dolan

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: January 9, 2008

Meeting Date: January 22, 2008

Project: Tentative Parcel Map  
PR 07-0197 (Doyle White -  
920 - 16<sup>th</sup> Street)

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 07-0197, a parcel map application filed by Pamela Jardini on behalf of Doyle White, to subdivide a 7,000 square foot R3 zoned lot into two parcels. The existing duplex would remain and be on Parcel 1, the existing house and detached garage located on the lower portion of the site, would remain and be located on the newly created Parcel 2. The site is located on the southeast corner of 16th Street and Pine Street (920 16th Street).

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, January 22, 2008, 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 07-0197 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  
January 9, 2008 6680652