

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TENTATIVE PARCEL MAP PR 09-0026, AT 608 12TH STREET
(APPLICANT: SUZANNE ROBITAILLE & NEWLIN HASTINGS)

DATE: JUNE 9, 2009

Needs: For the Planning Commission to consider a Parcel Map application filed by Pamela Jardini on behalf of Suzanne Robitaille and Newlin Hastings, to create two air-space condominium units, between the upper and lower floor of a new two-story building soon to be constructed.

- Facts:
1. The building will be located at 608 12th Street (see attached Vicinity Map).
 2. The General Plan land use designation for the site is CC (Community Commercial). The Zoning designation is C1-PD (General Commercial, Planned Development Overlay).
 3. On August 26, 2008, the Planning Commission approved Resolution 08-040 approving PD 08-009, allowing the construction of a new 3,389 square foot, two-story building consisting of a restaurant on the first floor and an apartment on the second floor.
 4. Tentative Parcel Map PR 09-0026 would allow for the subdivision of the building in a manner that would create a separate air space condominium unit on the first floor and a separate air space condominium for the second floor. As a result, the restaurant on the first floor could have separate ownership from the apartment on the second floor.
 5. The building permit for this building has been issued. The plans were designed and approved in anticipation of the condominium of the building.
 6. 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 restaurant/residential building would meet the intent of the Mixed-use overlay zoning, and therefore be consistent with the General Plan, Zoning Ordinance, and Economic Strategy, since it provides for residential and commercial service uses (infill) in the downtown area. Additionally, the subdivision would allow the opportunity for separate ownership of the restaurant use on the first floor from the apartment use on the second floor.

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: None.

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

A. Adopt the attached resolution granting approval to Tentative Parcel Map PR 09-0026, subject to standard and site specific conditions.

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

Prepared by:

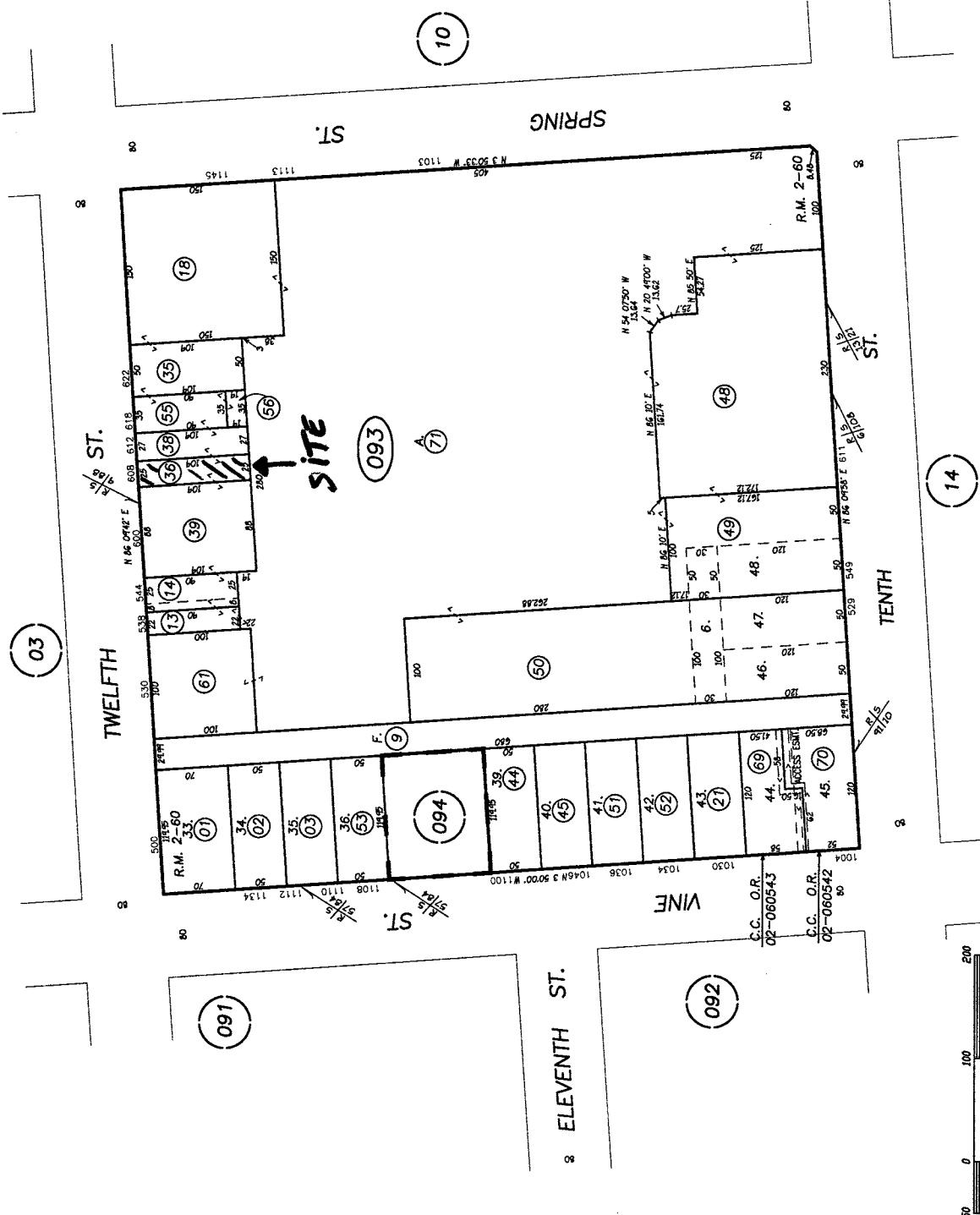
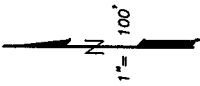
Darren Nash
Associate Planner

Attachments:

1. Vicinity Map
2. Memo from City Engineer
3. Resolution to Approve PR 09-0026
4. Newspaper and Mail Notice Affidavits

H:Darren/PR09-0026/Robitaille/PCstaffreport

009-093



CITY OF PASO ROBLES
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 009 PAGE 093

Attachment 1
Vicinity Map
PR 09-00026
(Robitaille-Hastings)

50 0 100 200
10/14/28
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

REVISIONS	
L.S.	DATE
NA	04-09-03
07-204	10-16-06

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PR 09-0026 Hastings
DATE: May 12, 2009

Streets

All curb, gutter and sidewalk will be removed and replaced with the new building at 608 12th Street.

Utilities

The subdivision of the building will require that all utilities be metered separately.

Site Specific Conditions

All utilities for the two units shall be metered separately. Two separate water meters will be required to allow for subdivision of the building.

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 09-0026
(ROBITAILLE-HASTINGS)
APN: 009-093-036

WHEREAS, Parcel Map PR 09-0026, an application filed by Pamela Jardini, on behalf of Suzanne Robitaille and Newlin Hastings, to create two air-space condominium units, between the upper and lower floor of a new two-story building soon to be constructed at 608 12th Street; and

WHEREAS, the subject site is located in the Community Commercial (CC) land use category and the C1-PD zoning district; and

WHEREAS, Tentative Parcel Map PR 09-0026 would allow for the subdivision of the building in a manner that would create a separate air space condominium unit on the first floor and a separate air space condominium for the second floor; 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 June 9, 2009, 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 clean and attractive businesses and industries in which as activities are conducted indoors;
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 development concept plan provided;
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 09-0026 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 09-0026 would allow for the subdivision of the building in a manner that would create a separate air space condominium unit on the first floor and a separate air space condominium for the second floor.
3. All utilities for the two units shall be metered separately. Two separate water meters will be required to allow for subdivision of the building.

PASSED AND ADOPTED THIS 9th day of June, 2009 by the following Roll Call Vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 CHARLES TREATCH, CHAIRMAN

ATTEST:

 RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

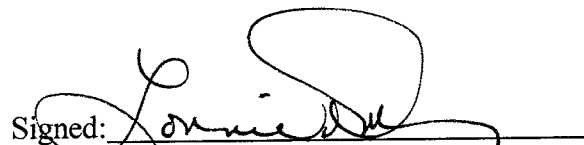
Newspaper: Tribune

Date of Publication: May 26, 2009

Hearing Date: June 9, 2009
(Planning Commission)

Project: Tentative Parcel Map PR 09-0026
Robitaille-Ontiveros/Hastings -
608 12th 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

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 09-0026, a parcel map application filed by Pam Jardim on behalf of Suzanne Robitaille-Ontiveros and Newlin Hastings, to create two air-space condominium units between the upper and lower floors of a new two-story building soon to begin construction at 608 12th Street (APN: 009-093-036).

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, June 9, 2009, 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 09-0026 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.

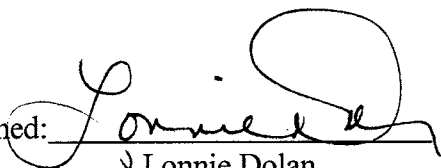
If you challenge the parcel map application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner
May 26, 2009 6820698

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 09-0026 (Robitaille/Hastings) on this 26th day of May 2009.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

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