

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TENTATIVE PARCEL MAP PR 09-0088 (APPLICANT: QUAN)  
APN: 008-051-008  
DATE: OCTOBER 27, 2009

Needs: For the Planning Commission to consider a Parcel Map application filed by Mary Quan, to subdivide a 4-acre site into two parcels.

- Facts:
1. The site is located on the north east corner of Riverside Avenue and Black Oak Drive (see attached Vicinity Map).
  2. The General Plan land use designation for the site is CS (Commercial Service). The Zoning designation is C3 (Commercial / Light-Industrial).
  3. The proposed subdivision would create two parcels for commercial/light-industrial development, where each parcel would be approximately 2 acres.
  4. Table 21.16.200 of the Zoning Code indicates that minimum lot size in the C3 zone is 5,000 square feet.
  5. The Planning Commission approved PD 07-015 for the construction of a 90 room hotel on this site in July 2008. The hotel would be located on proposed Parcel 1 of this subdivision.
  6. Future development of Parcel 2 will be required to go through the development review process, where review by the Development Review Committee and/or the Planning Commission (depending on the project scope) will be required.
  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 proposed subdivision meets the General Plan policy of providing for the development of highway-related, commercial services, and light-industrial uses.

Any future plans for the development of Parcel 2 would have to go through the development review process and be reviewed by the DRC and/or the Planning Commission, depending on the project.

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:

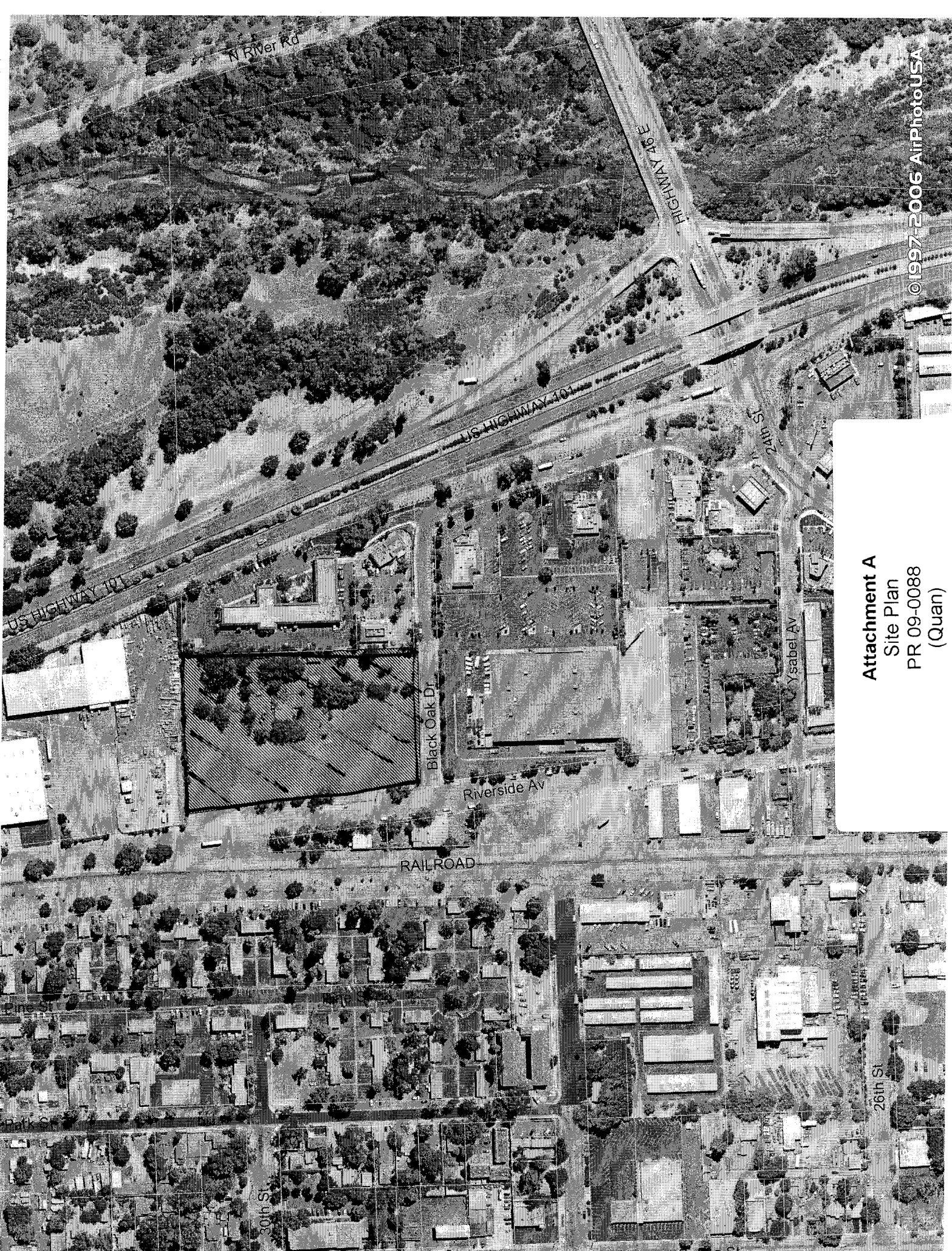
- a. Adopt a Resolution approving Tentative Parcel Map PR 09-0088 subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

Prepared by Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Tentative Parcel Map
3. Resolution to Approve PR 09-0088
4. Newspaper and Mail Notice Affidavits

H:\Darren\PR09-0088\Quan\PCstaffreport



©1997-2006 AirPhotoUSA

**Attachment A**  
Site Plan  
PR 09-0088  
(Quan)

**OWNER:**  
BARRY QUAN  
316 S. SAN GABRIEL BLVD., SUITE C  
SAN GABRIEL, CA 91776-0606  
TEL: 626-267-1600

**PREPARED BY:**  
BLACK LEE, R.C.E. 40870  
CAL LAND ENGINEERING, INC.  
6276 E. LAMBERT ROAD  
BREA, CALIFORNIA 92821  
TEL: (714) 671-1050  
FAX: (714) 671-1050

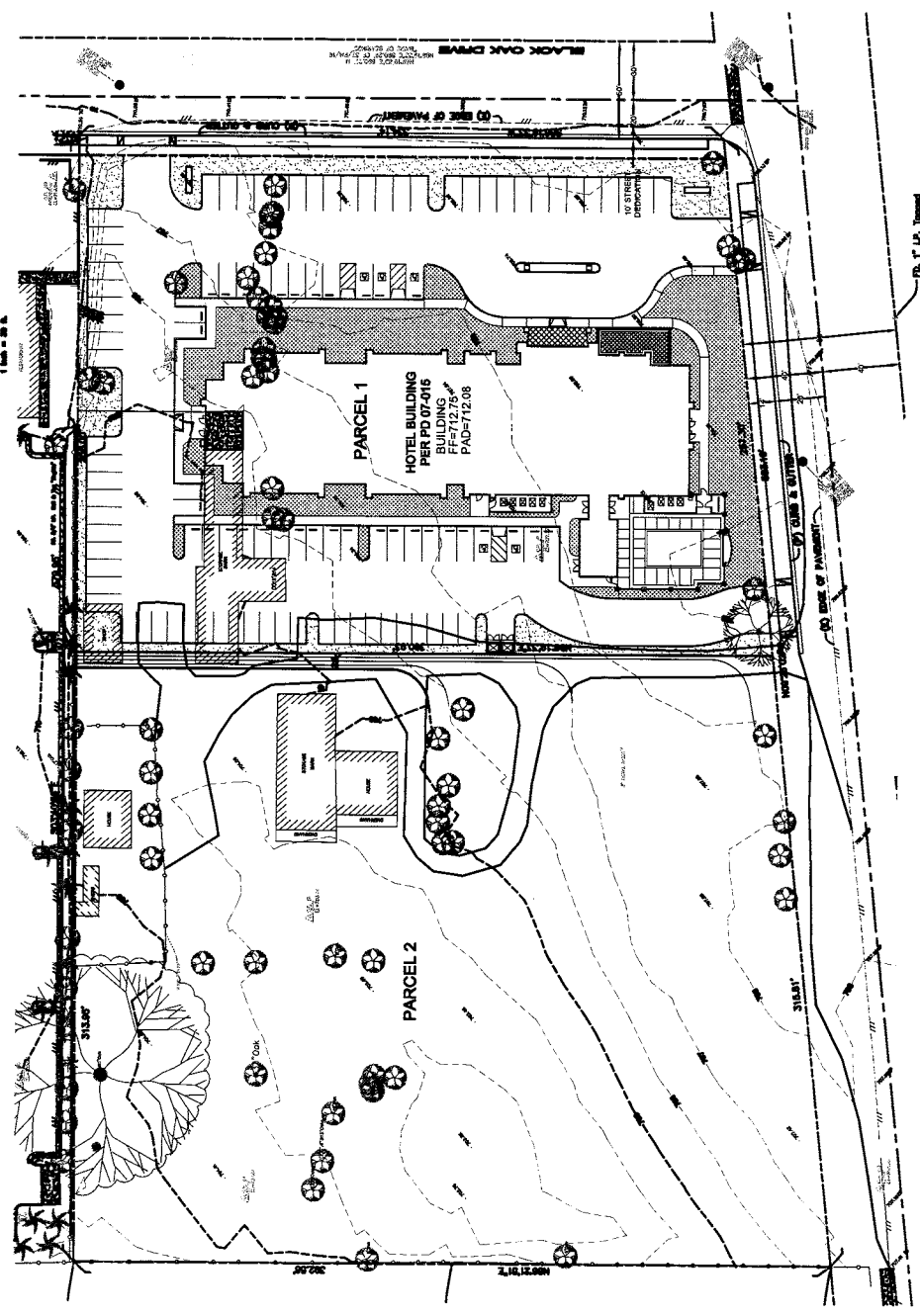
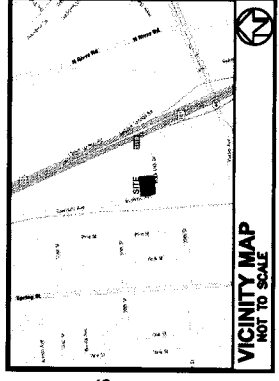
**NOTES:**  
LAND USE: COMMERCIAL  
NO. OF EX. LOTS: 1  
NO. OF PROP. UNITS: 2  
AREA OF EXISTING LOT: 210,777 SQ. FT. (4.824 ACRES)  
AREA TO BE REDIVISIONED: 3,948 SQ. FT. (0.091 ACRES)  
AREA OF PARCEL 1: 6,889 SQ. FT. (0.157 ACRES)  
AREA OF PARCEL 2: 11,589 SQ. FT. (0.271 ACRES)

**BENCH MARK:**  
FOUND NGS MONUMENT W/  
DESIGNATION 862, PID FV0081,  
LOCATED ALONG THE SOUTHERN  
PACIFIC RAILROAD NEAR THE  
JUNCTION OF PARK ST. AND 38TH  
ST. IN PASO ROBLES, CA  
ELEVATION: 694.35' (NAVD88)

**BASIS OF BEARING:**  
FOUND NGS MONUMENT W/  
DESIGNATION 862, PID FV0081,  
LOCATED ALONG THE SOUTHERN  
PACIFIC RAILROAD NEAR THE  
JUNCTION OF PARK ST. AND 38TH  
ST. IN PASO ROBLES, CA  
ELEVATION: 694.35' (NAVD88)

# TENTATIVE PARCEL MAP NO. PR 09-0088

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO  
STATE OF CALIFORNIA  
OF A PORTION OF RIVERSIDE FARM NO. 8 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS  
OBISPO, STATE OF CALIFORNIA AS RECORDED IN BOOK A, PAGE 169 OF MAP BOOKS.  
APN: 008-051-008  
FOR SUBDIVISION PURPOSES



- ABBREVIATIONS**
- CW - CONCRETE CURB WALL
  - DA - DRIVEWAY
  - DM - DRIVEWAY APPROX
  - DWY - DRIVEWAY
  - EX - EXISTING
  - EX - EXISTING
  - FI - FIRE HYDRANT
  - OS - ONE-SIDE DRIVE
  - OS - ONE-SIDE DRIVE
  - OS - ONE-SIDE DRIVE
  - SW - SIDEWALK
  - TR - TRAIL
  - W - WOODS
  - W - WOODS
  - WV - WATER VALVE
- LEGEND**
- (462.1) - EXISTING ELEVATION
  - 520.00 - PROPOSED ELEVATION
  - (-468') - EXISTING CONTOUR
  - ← - DRAINAGE PATTERN
  - - - - EXISTING STRUCTURE
  - - PROPOSED STRUCTURE
  - - PROPOSED LANDSCAPE AREA
  - ⊗ - FIRE HYDRANT

CALLAND ENGINEERING, INC.  
dba QUARTZTECH CONSULTANTS  
575 E. LAMBERT ROAD, BREA, CA 92621  
TEL: (714) 671-1050 FAX: (714) 671-1050

NO.	DESCRIPTION

PROJECT LOCATION:  
3002 RIVERSIDE AVENUE  
PASO ROBLES, CALIFORNIA

DATE: 10/20/11  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN



T-1  
SHEET 1 OF 1 SHEET

## Attachment B Tentative Parcel Map PR 09-0088 (Quan)

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 09-0088  
(QUAN)  
APN: 008-051-008

WHEREAS, Mary Quan has filed an application for PR 09-0088 requesting to subdivide the existing 4-acre site into two lots, where each parcel would be approximately 2 acres; and

WHEREAS, the site is located on the northeast corner of Riverside Avenue and Black Oak Drive; and

WHEREAS, the General Plan land use designation for this site is CS (Commercial Service) and the Zoning designation is C3 (Commercial / Light-Industrial); and

WHEREAS, Table 21.16.200 of the Zoning Code indicates that minimum lot size in the C3 zone is 5,000 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 October 27, 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 commercial/light-industrial 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 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 09-0088 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 09-0088 would allow the subdivision of the existing 4-acre site into two lots, where each parcel would be approximately 2 acres. The project approval shall expire on October 27, 2011 unless a time extension request is filed with the Community Development prior to expiration.
3. Prior to the issuance of a grading or building permit for Parcel 2, development plans will need to be submitted for processing through the City's development review process and be reviewed by the Development Review Committee and/or the Planning Commission, depending on the proposed project. There will be expectations for quality architecture, site design and extensive landscaping, since this project is located at a gateway to the City.
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.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of October, 2009 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

CHARLES E. TREATCH

ATTEST:

---

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

H:\darren\PMaps\PR09-0088\Quan\Map Reso

# TENTATIVE PARCEL MAP NO. PR 09-0088

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO  
STATE OF CALIFORNIA  
OF A PORTION OF RIVERSIDE FARM NO. 8 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS  
OBISPO, STATE OF CALIFORNIA AS RECORDED IN BOOK A, PAGE 169 OF MAP BOOKS.  
APN: 008-051-008  
FOR SUBDIVISION PURPOSES

**BENCH MARK:**  
FOUND NGS MONUMENT W/  
DESIGNATION 662, PID FV0061,  
LOCATED ALONG THE SOUTHERN  
PACIFIC RAILROAD NEAR THE  
JUNCTION OF PARK ST. AND 36TH  
ST. IN PASO ROBLES, CA  
ELEVATION: 684.35 (NAVD88)

**BASIS OF BEARING:**  
FOUND NGS MONUMENT W/  
DESIGNATION 662, PID FV0061,  
LOCATED ALONG THE SOUTHERN  
PACIFIC RAILROAD NEAR THE  
JUNCTION OF PARK ST. AND 36TH  
ST. IN PASO ROBLES, CA  
ELEVATION: 684.35 (NAVD88)

**OWNER:**  
MARY QUAN  
316 S. SAN GABRIEL BLVD., SUITE C  
SAN GABRIEL, CA 91778-0608  
TEL: 626-287-1500

**PREPARED BY:**  
JACK LEE, R.C.E. 00870  
CALLAND ENGINEERING, INC.  
878 E. LAMBERT ROAD  
BREA, CALIFORNIA 92621  
TEL: (714) 871-1060  
FAX: (714) 871-1090

**NOTES:**  
1. LAND USE: COMMERCIAL  
2. NO. OF LOTS: 1  
3. AREA OF EXISTING LOTS: 210,777 SQ. FT. (4.809 ACRES)  
4. AREA TO BE DESIGNATED: 3,488 SQ. FT. (0.077 ACRES)  
5. AREA OF PARCEL 1: 19,000 SQ. FT. (0.435 ACRES)  
6. AREA OF PARCEL 2: 111,282 SQ. FT. (2.571 ACRES)

**ABBREVIATIONS**  
CBW --- CONC. BLOCK WALL  
CUL --- CURB AND GUTTER  
DVA --- DRIVEWAY APPROX.  
DWT --- DRIVEWAY  
EP --- EXISTING POLE  
FL --- FIRE LANE  
FH --- FIRE HYDRANT  
FLL --- FLUOR LINE ELEVATION  
GL --- GROUND LEVEL  
MEL --- MAIN LEVEL  
MWH --- MANSION WHOLE  
S --- STRENGTH  
TO --- TOP OF CURB ELEVATION  
W --- WATER MAIN  
WV --- WATER VALVE

**LEGEND**  
(462.1)..... EXISTING ELEVATION  
520.00..... PROPOSED ELEVATION  
(466')..... EXISTING CONTOUR  
..... DRAINAGE PATTERN  
..... EXISTING STRUCTURE  
..... PROPOSED STRUCTURE  
..... PROPOSED LANDSCAPE AREA  
x..... FIRE HYDRANT

CALLAND ENGINEERING, INC.  
4814 QUARTER CONSULTANTS  
878 E. LAMBERT ROAD, BREA, CA 92621  
TEL: (714) 871-1060 FAX: (714) 871-1090

PROJECT LOCATION:  
3002 RIVERSIDE AVENUE  
PASO ROBLES, CALIFORNIA

T-1  
SHEET 1 OF 2 SHEETS

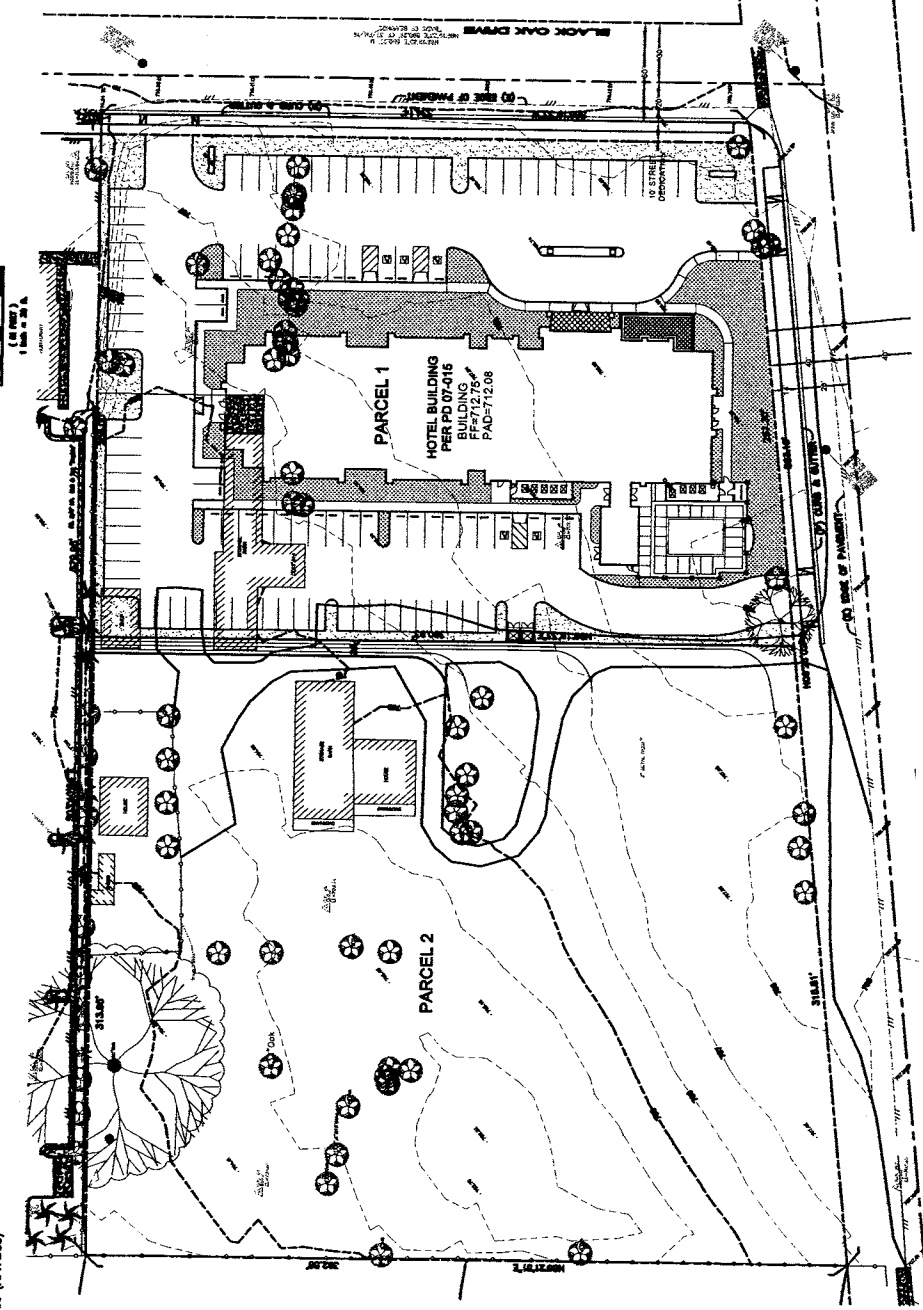
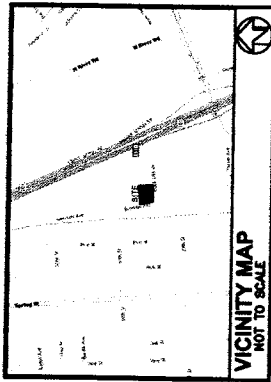


Exhibit A  
Tentative Parcel Map  
PR 09-0088  
(Quan)



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

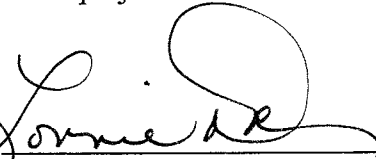
Newspaper: Tribune

Date of Publication: October 13, 2009

Hearing Date: October 27, 2009  
(Planning Commission)

Project: Tentative Parcel Map PR 09-0088  
(Quan)

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 09-0088, a parcel map application filed by Jack Lee of Calland Engineering on behalf of Mary Quan, to subdivide a 4.8 acre lot into two parcels where Parcel 1 would be approximately 2 acres, and parcel 2 would be approximately 2.8 acres. The site is located at 3002 Riverside Avenue, which is the northeast corner of Riverside Avenue and Black Oak Drive. (APN: 008-051-008)

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, October 27, 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 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.

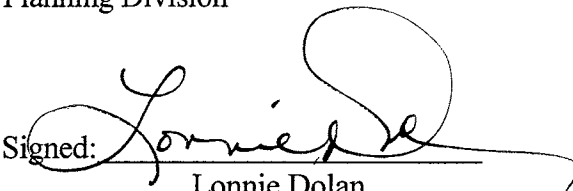
Darren R. Nash, Associate Planner  
October 13, 2009 6848942

**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 09-0088 (Quan) on this 13th day of August, 2009.

City of El Paso de Robles  
Community Development Department  
Planning Division

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

  
Lonnie Dolan

forms\mailaffi.691