

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TENTATIVE PARCEL MAP PR 12-0001, 2041 & 2049 RIVERSIDE AVENUE
(APPLICANT: COLIN WEYRICK)

DATE: APRIL 24, 2012

Needs: For the Planning Commission to consider a Parcel Map application filed by North Coast Engineering, on behalf of Colin Weyrick, to subdivide a 13,500 square foot parcel into two parcels.

- Facts:
1. The site is located at 2041 & 2049 Riverside Avenue (see attached Vicinity Map).
 2. The General Plan land use designation for the site is CS (Commercial Service). The Zoning designation is RC (Riverside Corridor).
 3. The proposed subdivision would subdivide the lot so that each of the apartment buildings would be on a separate parcel. There is no construction proposed with this parcel map.
 4. There are currently two separate apartment buildings located on the site. Each building has four, two-bedroom apartment units. Each unit has two parking spaces (a one-car garage, with a tandem parking space in front of the garage door).
 5. The parking for each building is located on the same parcel as the respective building, so there is not a need for reciprocal parking between the two parcels.
 6. The Development Review Committee (DRC) reviewed the subdivision at their meeting on April 9, 2012. The Committee recommended that the Planning Commission approve the parcel map, with the requirement that reciprocal access, and open space easements be recorded on the parcels as necessary.
 7. The City Engineer reviewed the proposed parcel map and had no comments or conditions of approval to add to this report.
 8. This application is Categorical Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis
and

Conclusion: This site was previously subdivided in the manner as proposed, however in 2008 the parcels were merged into one to accommodate a mixed-use project that was proposed at the time. Since the mixed-use project is not going forward, Mr. Weyrick would like to put the property back the way it was, with each apartment building on a separate parcel.

This subdivision seems reasonable since the property is already set up for the separate parcels in relation to building placement, parking, utilities and pedestrian access. As noted above, a condition of approval has been added that requires the recording of a reciprocal access open space easement.

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: None.

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 12-0001, 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. Resolution to Approve PR 12-0001
3. Newspaper and Mail Notice Affidavits



Attachment 1
Vicinity Map
Parcel Map PR 12-001
(Weyrick)

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 12-0001
(COLIN WEYRICK)
APN: 008-247-017

WHEREAS, Parcel Map PR 12-0001, an application filed by North Coast Engineering, on behalf of Colin Weyrick to subdivide a 13,500 square foot lot into two parcels; and

WHEREAS, the site is located at 2041 & 2049 Riverside Avenue; and

WHEREAS, the General Plan land use designation for the site is CS (Commercial Service). The Zoning designation is RC (Riverside Corridor); and

WHEREAS, the proposed subdivision would subdivide the lot so that each of the apartment buildings would be on a separate parcel, there is no construction proposed with this parcel map; 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 April 24, 2012, 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.

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 12-0001 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:

EXHIBIT	DESCRIPTION
A	Tentative Parcel Map

2. PR 12-0001 would allow the subdivision of the existing 13,500 square foot lot into two lots where as a result of the parcel map, each of the existing apartment buildings would be located on separate parcels.
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. Prior to recordation of the final parcel map, reciprocal access and open space easements shall be recorded over each parcel to allow common use and access to each parcel.
5. This project approval shall expire on April 24, 2014 unless a time extension request is filed with the Community Development Department prior to expiration.
6. 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.
7. 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.

PASSED AND ADOPTED THIS 24th day of April, 2012 by the following Roll Call Vote:

AYES:

NOES:

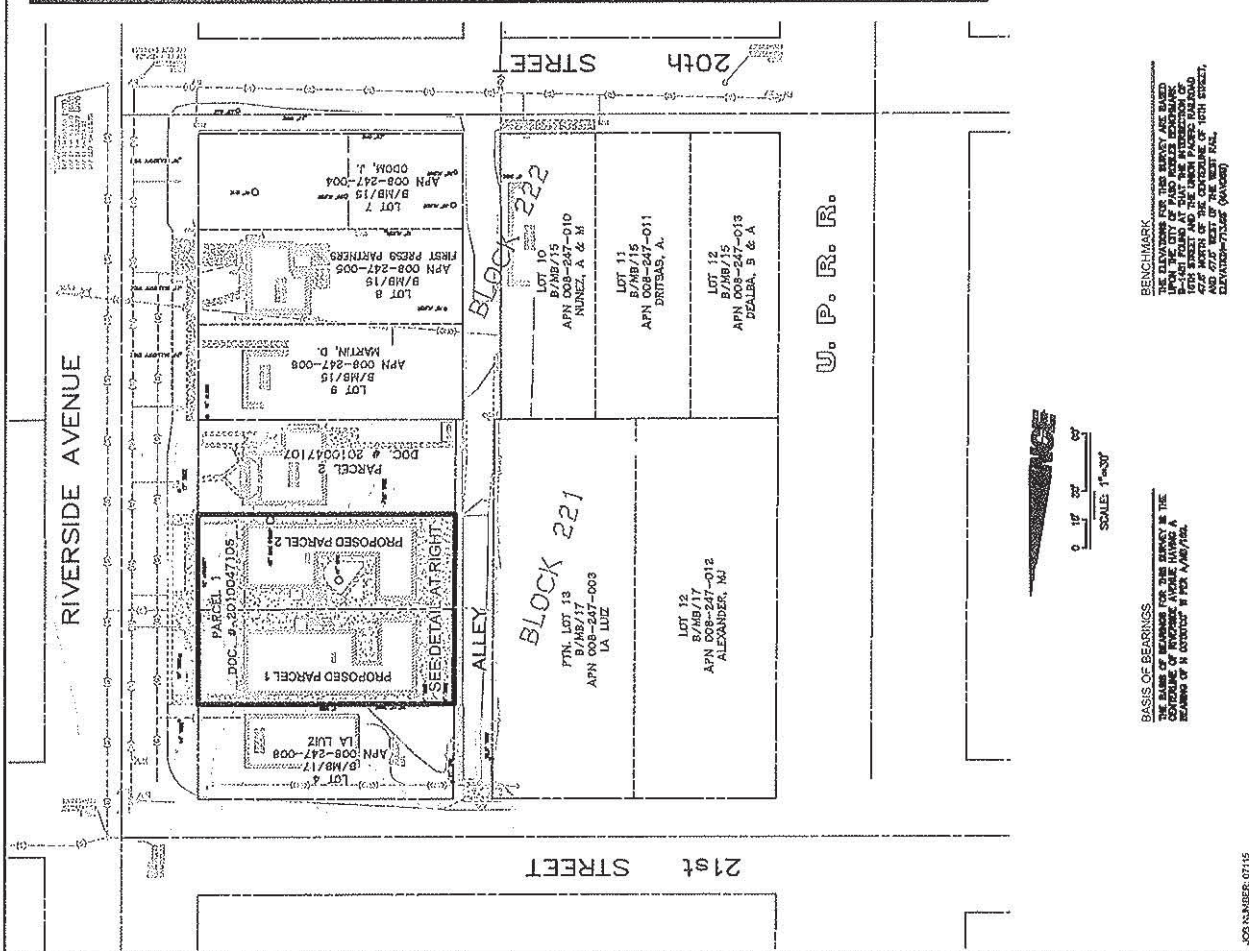
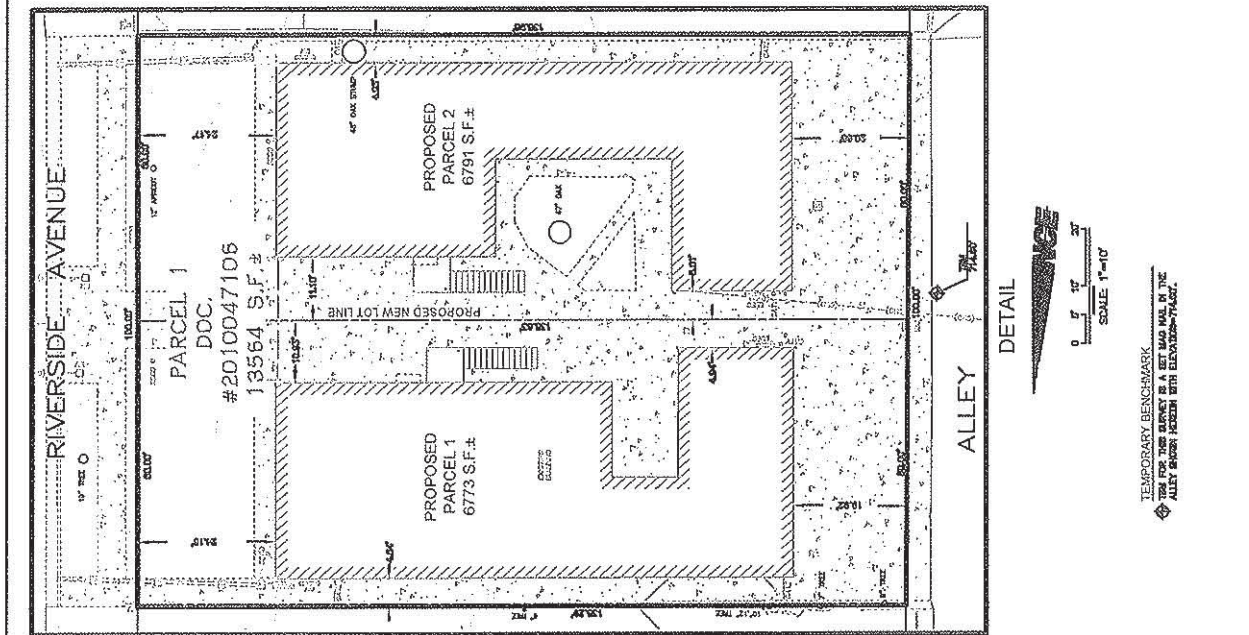
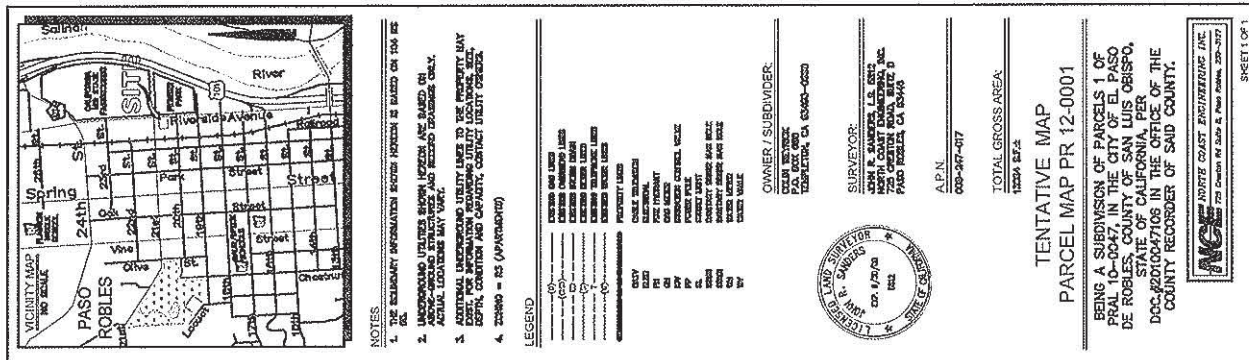
ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION



- NOTES**
1. THE SURVEY INFORMATION SHOWN HEREON IS BASED ON THE AS SHOWN.
 2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS ONLY. ACTUAL LOCATIONS MAY VARY.
 3. ADDITIONAL UNDERGROUND UTILITY LINES TO THE PROPERTY MAY BE FOUND. FOR INFORMATION, CONTACT THE UTILITY LOCATOR, SAN DIEGO COUNTY AND CONTACT THE UTILITY OWNER.
 4. ZONING = R3 (APPLICABLE)

LEGEND

—	EXISTING AND NEW
—	EXISTING EXTERIOR WALLS
—	EXISTING INTERIOR WALLS
—	EXISTING EXTERIOR DOORS
—	EXISTING INTERIOR DOORS
—	EXISTING EXTERIOR WINDOWS
—	EXISTING INTERIOR WINDOWS
—	PROPOSED UTILITY LINES
—	PROPOSED WALLS
—	PROPOSED DOORS
—	PROPOSED WINDOWS
—	PROPOSED EXTERIOR WALLS
—	PROPOSED INTERIOR WALLS
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—	PROPOSED EXTERIOR DOORS
—	PROPOSED INTERIOR DOORS
—	PROPOSED EXTERIOR WINDOWS
—	PROPOSED INTERIOR WINDOWS

OWNER / SUBDIVIDER:
 JOHN R. SANDERS, L.L.C.
 725 OCEAN BLVD., SUITE 200
 TEMPE, AZ 85283

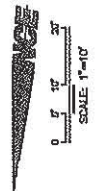
SURVEYOR:
 JOHN R. SANDERS, L.L.C.
 725 OCEAN BLVD., SUITE 200
 TEMPE, AZ 85283

APN:
 009-007-017

TOTAL GROSS AREA:
 13564 S.F.

TENTATIVE MAP
PARCEL MAP PR 12-0001

BEING A SUBDIVISION OF PARCELS 1 OF PARCEL 10-0047, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, PER DOC. #2010047106 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



TEMPORARY BENCHMARK
 THIS FOR THIS SURVEY IS A BENCHMARK IN THE ALLEY SHOWN HEREON WITH ELEVATION=71.00.

BENCHMARK
 THE ELEVATIONS FOR THIS SURVEY ARE BASED UPON THE CITY OF EL PASO BENCHMARK IN THE CITY OF EL PASO, CALIFORNIA, AT THE CORNER OF RIVERSIDE AVENUE AND 21ST STREET AND THE U.S. NATIONAL ADJUSTED MEAN SEA LEVEL OF 1988. THE BENCHMARK IS LOCATED AT THE CORNER OF RIVERSIDE AVENUE AND 21ST STREET. ELEVATION=71.00 (MAY 2011).

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CONTINENTAL MERIDIAN BEARING ALONG A BEARING OF N 00°00'00" W FOR A/B/17/11.

Exhibit A
 Tentative Parcel Map
 Parcel Map PR 12-001
 (Weyrick)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

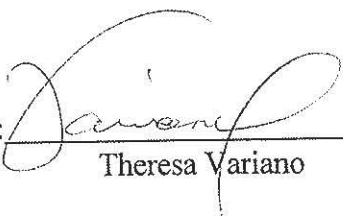
Newspaper: Tribune

Date of Publication: April 12, 2012

Hearing Date: April 24, 2012
(Planning Commission)

Project: Tentative Parcel Map PR 12-0001 (Weyrick)

I, Theresa Variano, 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: 
Theresa Variano

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 Tentative Parcel Map PR 12-0001, a parcel map application filed by North Coast Engineering on behalf of Colin Weyrick, to subdivide a 14,000 square foot lot into two approximate 7,000 square foot parcels. The existing apartment complex would remain where one building would be on proposed Parcel 1, and the other would be on proposed Parcel 2. The site is located 2041 and 2049 Riverside Avenue.

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 24, 2012, 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).

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed tentative parcel map may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

The proposed tentative parcel map PR 12-0001 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.

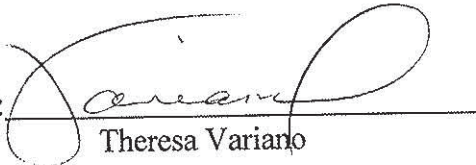
If you challenge the tentative parcel map application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner
April 12, 2012 6982121

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, 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 12-0001 (Weyrick) on this 10th day of April 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano