

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TWO (2) LOT TENTATIVE PARCEL MAP PR 15-0081, 544 OAK STREET  
(APPLICANT: BONELLI) APN: 009-257-001  
DATE: NOVEMBER 10, 2015

Needs: For the Planning Commission to consider a two (2) lot Vesting Tentative Parcel Map PR 15-0081 filed by William Bonelli, to subdivide a 7,000 square foot parcel into two parcels of 3,558 and 3,439 square feet, where each of the existing homes would be on separate parcels.

- Facts:
1. The site is located at 544 Oak Street (see attached Vicinity Map).
  2. The General Plan land use designation for the site is RMF-8 (Residential Multi-Family, 8 units per acre). The Zoning designation is T3-N within the Uptown/Town Center Specific Plan (Specific Plan).
  3. There are two existing single family dwellings on the existing lot. As a result of subdivision, each house would be located on separate parcels.
  4. Each lot would provide the required two parking spaces for each house.
  5. Separate utilities will be provided for each parcel.
  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: There is no new development proposed with this subdivision request. The parcel map would allow for each of the homes to be on a separate parcel. The existing houses have separate utilities, parking and drainage facilities that would be consistent with the subdivision. 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-8, 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."*

The Specific Plan does not indicate a minimum lot size; only that new development needs to comply with the development standards and building types as outlined in the plan. Since the two homes exist and no new development is proposed, the proposed subdivision would comply with the Specific Plan.

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: There are no fiscal impacts to the City as a result of this subdivision request.

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 15-0081, allowing for the subdivision of the 7,000 square foot parcel into two parcels where Parcel 1 would be 3,558 square feet and Parcel 2 would be 3,439 square feet, subject to standard and site specific development conditions; or
- B. Amend, modify, or alter the foregoing options.

Attachments:

- 1. Vicinity Map
- 2. Vesting Tentative Parcel Map
- 3. Resolution to Approve PR 15-0081
- 4. Newspaper and Mail Notice Affidavits



## LOCATION MAP

NO SCALE

**Attachment 1**  
**Vicinity Map**  
**PR 15-0081**

Agenda 345 Oak Street of 10  
(Bonelli)



LOCATION MAP  
NO SCALE

**SITE STATISTICS - OVERVIEW**

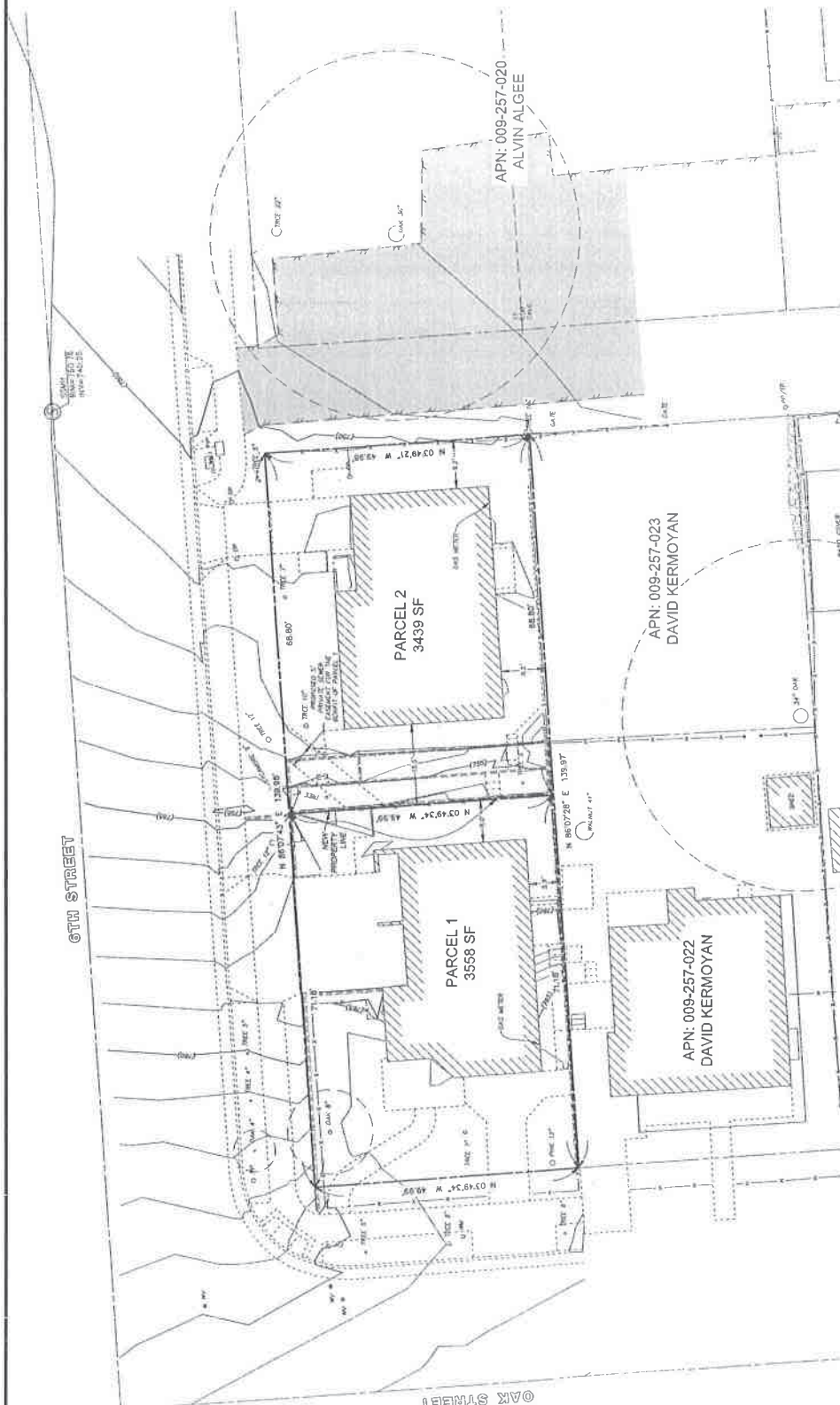
TOTAL AREA: 1.00 ACRES  
 TOTAL LOTS: 2  
 RECORD OWNER: BIRNIE WILSON  
 8111 P Ave Avenue  
 Paso Robles, CA 94448  
 APPLICANT: Bonelli Wilson  
 545 Oak Street  
 Paso Robles, CA 94448  
 SURVEYOR: NORTHCAST ENGINEERING, INC.  
 725 CRESTON RD., STE. B  
 PASO ROBLES, CA 94448  
 JOHN SANDERS  
 CONTACT: JOHN SANDERS  
 (805) 238-3127  
 A.P.N.: 009-257-001

PROPOSED USE OF PROPERTY: RESIDENTIAL



**VESTING TENTATIVE MAP  
PARCEL MAP PR 15-0081**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 12 OF BLOCK 125, ACCORDING TO THE MAP RECORDED IN BOOK A OF MAPS, AT PAGE 169 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**NOTES**  
 1. THE REASONABLY ACCURATE SURVEY HEREIN IS BASED ON RECORD DATA FOR 3439 SF AND 3558 SF SAN LUIS OBISPO COUNTY RECORDS.



SCALE: 1"=10'  
 5' 10' 20'

**TOPOGRAPHIC SURVEY LEGEND**

SYMBOLS	ABBREVIATIONS
(Symbol)	CONCRETE
(Symbol)	PAVEMENT
(Symbol)	TERRAIN
(Symbol)	CONTOUR
(Symbol)	WATER
(Symbol)	SEWER
(Symbol)	STORMWATER
(Symbol)	POWER
(Symbol)	TELEPHONE
(Symbol)	STREET LIGHT
(Symbol)	COMPLETE
(Symbol)	RETAINING WALL
(Symbol)	PROPERTY LINE
(Symbol)	BOUNDARY LINE
(Symbol)	LINE OF VIEW
(Symbol)	TELEPHONE MARKER
(Symbol)	BENCHMARK
(Symbol)	STONE MARK
(Symbol)	METAL BOLT
(Symbol)	WATER VALVE
(Symbol)	POWER POLE
(Symbol)	TRANSFORMER
(Symbol)	OUT BOX
(Symbol)	FIRE HYDRANT
(Symbol)	STREET LIGHT
(Symbol)	DKK TREE - INTERNAL BIRTH ZONE

**Attachment 2**  
 Vesting Tentative Parcel Map  
 PR 15-0081  
 545 Oak Street  
 (Bonelli)

City of Paso Robles  
 Community Development Dept.  
 SEP 27 10 58 AM '15  
 RECD

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING VESTING TENTATIVE  
PARCEL MAP PR 15-0081 (2 LOTS)  
(BONELLI)  
APN: 009-247-001

WHEREAS, Vesting Tentative Parcel Map PR 15-0081, an application filed by William Bonelli to subdivide a 7,000 square foot lot into two parcels of 3,558 and 3,439 square feet, at 544 Oak Street; and

WHEREAS, the General Plan land use designation for the site is RMF-8 (Residential Multi-Family, 8 units per acre). The Zoning designation is T3-N within the Uptown Town Centre Specific Plan; and

WHEREAS, the proposed subdivision would subdivide the lot so that each of the existing houses would be located on separate parcels; 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 November 10, 2015, 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 Uptown Town Centre Specific Plan;
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 15-0081 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	Vesting Tentative Parcel Map

2. Vesting Tentative Parcel Map PR 15-0081 would allow the subdivision of the existing 7,000 square foot lot into two lots, where as a result of the parcel map Parcel 1 would be 3,558 square feet and Parcel 2 would be 3,439 square feet as shown on Exhibit A.
3. This project approval shall expire on November 10, 2017 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
4. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
5. Prior to any plan check the applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
6. Prior to the issuance of Certificate of Occupancy, the applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
7. Prior to the issuance of a Certificate of Occupancy, all final property corners shall be installed.
8. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on an 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 10<sup>th</sup> day of November, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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VINCE VANDERLIP, CHAIRMAN

ATTEST:

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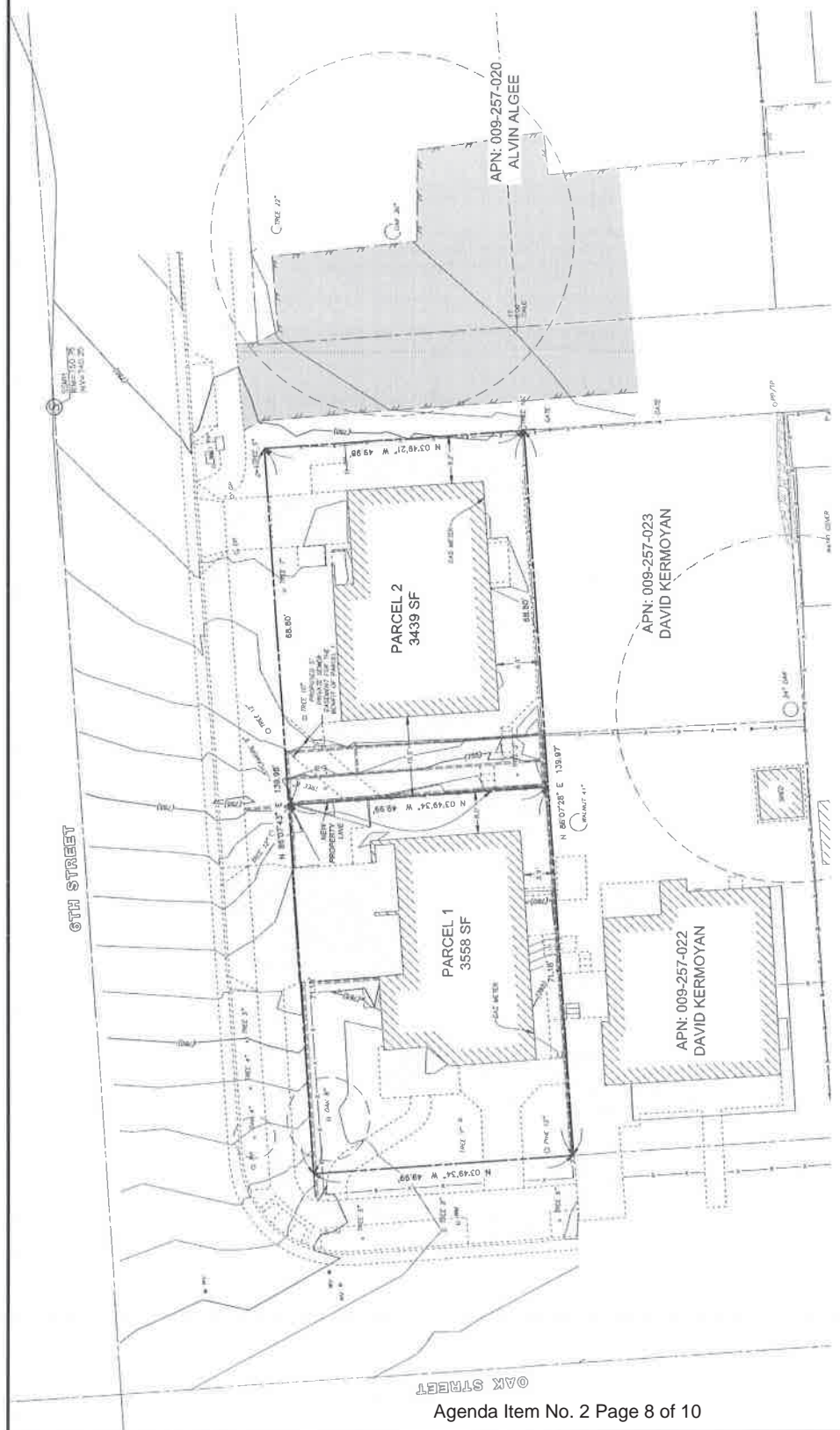
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION





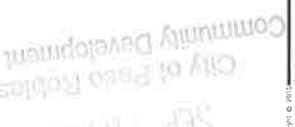
**SITE STATISTICS - OVERVIEW**

TOTAL AREA	8891.50 FT <sup>2</sup>
TOTAL LOTS	2
RECORD OWNER	Bonelli William 10111 Par Avenue Paso Robles, CA 93348
APPLICANT	Bonelli William 10111 Par Avenue Paso Robles, CA 93348
SURVEYOR	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE B PASO ROBLES, CA 93346 JOHN SANDERS P.L.S. 3812 10111 Par Avenue Paso Robles, CA 93348 9523 2353272
A.P.N.	009257-001
PROPOSED USE OF PROPERTY	RESIDENTIAL



**TOPOGRAPHIC SURVEY LEGEND**

SYMBOLS		ABBREVIATIONS	
(Symbol)	PROPERTY	FV	FIRE HYDRANT
(Symbol)	PERMITS	FM	GAS METER
(Symbol)	BALANCE	GP	GUY WIRE
(Symbol)	CONTAIN	CV	VENT CONTROL VALVE
(Symbol)	WATER	DB	DIAPHRAGM BURN
(Symbol)	SEWER	DD	DIAPHRAGM
(Symbol)	TELEPHONE	ES	ELECTRIC SERVICE
(Symbol)	DOOR	FM	FIRE METER
(Symbol)	CONCRETE	GW	GUY WIRE
(Symbol)	STEEL		
(Symbol)	WOOD		
(Symbol)	ASPH		
(Symbol)	BRICK		
(Symbol)	CONCRETE		
(Symbol)	FOUNDATION		
(Symbol)	EXISTING LINE		
(Symbol)	PROPERTY LINE		
(Symbol)	RIGHT OF WAY LINE		



**NOTES**

1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE RECORD MAP OF THE CITY OF PASO ROBLES, OAK STREET, CITY OF PASO ROBLES, PASO ROBLES, CALIFORNIA, AND THE SAN LUIS OBISPO COUNTY RECORDS.

SCALE: 1"=10'

5' 10' 20'

**VESTING TENTATIVE MAP**  
**PARCEL MAP PR 15-0081**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 12 OF BLOCK 125, ACCORDING TO THE MAP RECORDED IN BOOK A OF MAPS, AT PAGE 169 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DATE SUBMITTED: September 09, 2015  
PAGE 1 OF 1



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

I, Monica C Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Parcel Map PR 15-0081 on this 29th day of October, 2015.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C Hollenbeck  
Monica C Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 10/30/15

Meeting Date: 11/10/14  
Planning Commission

Project: Tentative Parcel Map (PR 15-0081) to  
Subdivide an Existing 7,000 SF  
Parcel with Two Existing Single-  
Family residential Units into Two  
Parcels Where Each of the Existing  
Homes Would be on a Separate  
Parcel.- 544 Oak Street

I, Monica C Hollenbeck, employee of the  
Community Development Department, Engineering  
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: Monica C Hollenbeck  
Monica C Hollenbeck

**CITY OF EL PASO DE ROBLES**

**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 on Tuesday, November 10, 2015 at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following:

An application for a Tentative Parcel Map (PR 15-0081) to subdivide an existing 7,000 square foot parcel with two existing single-family residential units (APN 009-257-001) into two parcels, where each of the existing homes would be on a separate parcel, located 544 Oak Street.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

This application is Categorically Exempt from environmental review per Section 15315 (Minor Subdivisions) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

If you challenge the project 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 Nash  
Associate Planner  
October 30, 2015

2060606