

RESOLUTION NO. 99-029

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 93-087 (GEARHART)

APN: 025-362-029

WHEREAS, Wilson Land Surveys, on behalf of Kelly Gearhart, has filed an application for renewal of Parcel Map PR 93-087, a tentative map that would subdivide a parcel with an approximate total area of two (2) acres into four residential lots located on the southeast corner of Golden Hill Road and Gilead Lane, and

WHEREAS, on January 10, 1994, the Planning Commission adopted Resolution 94-002 granting tentative parcel map approval to PR 93-087, and

WHEREAS, under the provisions of the State's Subdivision Map Act, the map approval was granted for a two (2) year period of time from the date of Planning Commission action, there establishing an expiration date for this map of January 10, 1996, and

WHEREAS, on December 11, 1995, the Planning Commission adopted Resolution 95-052 granting a one year time extension of the subject tentative parcel map, thereby establishing an expiration date for this map of January 10 1997, and

WHEREAS, adopted State Legislation in May of 1996 automatically gave an additional one year time extension automatically extending the life of the map for one (1) additional year, thereby establishing an expiration date for this map of January 10, 1998, and

WHEREAS, the applicant did not file a request for a one year time extension of the subject tentative parcel map prior to the January 10, 1998, and the parcel map expired, and

WHEREAS, at this time the applicant is asking the Planning Commission to renew the tentative map approval for Parcel Map PR 93-087, and

WHEREAS, the applicant is not proposing any changes from the original tentative parcel map, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 1999 to

consider facts as presented in the staff report prepared for the parcel map application, and to accept public testimony regarding the proposed parcel split, 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;
2. 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;
8. The construction of the required improvements noted herein, within the specified time frames noted herein, are necessary to assure 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 93-087 subject to the following

conditions of approval:

1. All conditions adopted within resolution 94-002 shall remain in full force and effect (on file in the Community Development Department).

PASSED AND ADOPTED THIS 13th day of April, 1999 by the following Roll Call Vote:

AYES: STEINBECK, FINIGAN, WARNKE, FERRAVANTI, JOHNSON, TASCONA

NOES: NONE

ABSENT: NEMETH

ABSTAIN: NONE

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

H:/JO/P-MAPS/PR93-087/PR93-087.RES.