

RESOLUTION NO.: 99-083

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 99-163 (GRAVES)
APN: 009-152-007

WHEREAS, Parcel Map PR 99-163, an application filed by Nick Gilman on behalf of John Graves, to subdivide a .8 acre commercial lot into two .4 acre lots, located between Spring Street and Park Street along the north side of 8th Street, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 26, 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 maps are 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 99-163 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to the planned development resolution.
2. The project shall comply with all conditions of approval in the resolution granting approval to PD 99022 and its exhibits.
3. The project shall be constructed so as to substantially conform with the attached Exhibit B, Tentative Parcel Map PR 99-163.

SITE SPECIFIC CONDITIONS OF APPROVAL:

4. Prior to development of Parcel #1, the Planning Commission shall approve a development plan application via a public hearing.

PASSED AND ADOPTED THIS 26th Day of October, 1999 by the following Roll Call Vote:

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

NOES: NONE

ABSENT: FINIGAN

ABSTAIN: NONE

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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