

RESOLUTION NO. 99-095

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 99-185 (LOPEZ)

APN: 025-403-059

WHEREAS, Parcel Map PR 99-185, an application filed by Douglas Shoulders on behalf of Tom Lopez, to subdivide a 1.25 acre residential lot into two .56 acre lots, located on the southeast corner of Prospect Avenue and Mesa Road, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 28, 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 99-185 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 this resolution.

SITE SPECIFIC CONDITIONS OF APPROVAL:

2. Prior to the recordation of the final map, the applicant shall dedicate and improve both Mesa and Prospect Roads along the property frontage to City Standard No. A-5. These improvements shall include pavement widening, concrete curb and gutter, concrete sidewalk, parkway landscaping and irrigation, streetlights, and undergrounding of existing overhead utilities. Transitions to existing improvements shall also be constructed at the direction of and to the satisfaction of the City Engineer.
3. Prior to the recordation of the parcel map, a concrete curb return with a handicap ramp shall be constructed at the corner of Prospect and Mesa to City standards and specifications. A property corner cut-off shall be dedicated to the City.
4. Prior to the recordation of the final map, the developer shall abandon the existing septic system that currently serves the existing house (on Parcel 1). The abandonment procedures shall be in accordance to State Health Requirements and to the satisfaction of the Building Official.
5. Concurrent with or prior to the recordation of the parcel map, the applicant shall pay standard sewer connection fee, Airport, and Golden Hill Road sewer reimbursement fees on Parcel 1. Prior to the recordation of the parcel map, the existing house on Parcel 1 shall connect to the City's sewer system.
6. Prior to the recordation of the parcel map, the applicant shall provide a sewer lateral for both

parcels, and a water service for Parcel 2.

7. Prior to the recordation of the parcel map, the applicant shall remove the non-conforming "out building" on Parcel 2 which is shown to be removed.

PASSED AND ADOPTED THIS 28th day of September, 1999 by the following Roll Call Vote:

AYES: Steinbeck, Johnson, Finigan, Warnke, Tascona, Nemeth, Ferravanti

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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