

RESOLUTION NO.: 00-005
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2352
(WHITE)

APN: 008-091-018, 019, 030

WHEREAS, Tentative Tract 2352 has been filed by Tim Roberts on behalf of Bruce White, a proposal to subdivide an approximate 4.2 acre site into 9 lots for 9 single family dwelling units, and

WHEREAS, the proposed subdivision would be located in the vicinity of the northwest corner of Vine Street and 24th Street, and

WHEREAS, Rezone 99012 has been filed to request that Planned Development Overlay be placed on the property, and

WHEREAS, Planned Development 99023 has been filed in conjunction with this tentative map requesting the reduction of minimum lot sizes as well as reducing lot depth and width, and

WHEREAS, an Initial Study was prepared for this project and a mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on January 25, 2000, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 25, 2000, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision, zone change and associated planned development, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
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;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the subdivision 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 to Tract 2352 subject to the following conditions of this resolution:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Tract Map/Grading Plan
C	Preliminary Landscape Plan
D	Conceptual Home Footprint Plan
E	Oak Tree Canopy/Grading Changes for Lots 5 & 6

3. This Tentative Tract Map 2351 and Planned Development 99023 authorizes the subdivision of approximately 4.2 acres into 9 single family residential lots ranging in size from 10,000 square feet to 61,400 square feet.
4. The Planning Commission approval of the Tentative Tract 2352 and Planned Development 99023 is contingent on the City Council approving Rezone 99012 at their meeting on February 15, 2000. In the event that the Council does not approve the rezone, the Tentative Tract 2352 & PD 99023 would be null & void.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan, preliminary landscape plan and the conceptual footprints (Exhibits B-D- reductions attached; full size copies are on file in the Community Development Department).

6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 99023 and its exhibits.
7. Grading of the tract shall be consistent with Hillside Grading Regulations.
8. Prior to the recordation of the final map, the kitchen shall be removed from the room above the existing garage on proposed lot 7.

ENGINEERING SITE SPECIFIC CONDITIONS

9. Roadway dedications shall be made for 24th Street, and the residential street as part of the recordation of the final map for Tentative Tract 2352. Improvements for these roadways (including streetlights, parkway landscaping, water, sewer, concrete curbs, gutter, sidewalk, and paving), shall be completed and accepted by the City Council prior to the recordation of the final map. The applicant may post bonds in lieu of completion of improvements in accordance to Standard Condition No. D-2.
10. Sight Distance as Casa Blanca Court intersects 24th Street shall be designed and submitted to the City Engineer for review and approval prior to construction.
11. The applicant shall install a manhole for its sewer main connection at 24th Street.
12. All existing access to adjacent properties shall be retained and recorded in favor of the adjacent properties.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

13. One fire hydrant will be required on 24th Street at the entrance of the Tract. A second hydrant will be required at the end of the cul-de-sac for fire protection.
14. Emergency Services Run Book will need to be updated with the new lots, addresses and fire hydrants. Contact Emergency Services Fire Marshal Bob Adams at 237-3973 for information on this condition.

AIR POLLUTION CONTROL DISTRICT CONDITIONS:

15. Walls and attic insulation shall be increased beyond Title 24 requirements. The building plans shall include calculations for Title 24 requirements and indicate how additional insulation has been added.

16. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible.
17. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
18. Water trucks or sprinklers systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph.
19. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
20. All dust control mitigation measures required shall be shown on the grading plans. The contractor shall designate a person to monitor dust control program and the name and number of such persons shall be provided to the City.

PASSED AND ADOPTED THIS 25th Day of January, 2000 by the following Roll Call Vote:

AYES: WARNKE, TASCONA, NEMETH, STEINBECK, JOHNSON, MC CARTHY
 FINIGAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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