

RESOLUTION NO. 00-020

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 99-068
(HANDLEY)
APN: 008-031-003

WHEREAS, Parcel Map PR 99-068, an application filed by Ken Nagahara on behalf of Jerry Handley, to divide an approximate 34,000 square foot multiple family residential parcel into two (2) equal parcels of approximately 17,000 square feet each, located at 3504 Spring Street (going through to Oak Street – 3504 Oak Street), and

WHEREAS, the subject site is located in the Residential Multiple Family medium Density (RMF-M) land use category and R-4,PD (Multiple Family, Planned Development Overlay) zoning district which requires that a Planned Development application be considered concurrently for the parcel map request, and

WHEREAS, consistent with the R-4,PD zoning the applicant has filed Planned Development 99026 concurrently with this parcel map to establish an adopted set of development standards and entitlement for the development of each parcel proposed, and

WHEREAS, an environmental initial study was prepared for this parcel map and development plan request, covering the land division and physical site and design issues associated with the parcel map request (preceeded by analysis of General Plan Amendment (GPA 4-99) and Rezone 99010 for the same property), and

WHEREAS, public hearings were conducted by the Planning Commission on October 26, 1999, December 4, 1999, January 25, 2000 and March 28, 2000 to consider facts as presented in the staff report prepared for the parcel map and planned development applications, and to accept public testimony regarding the proposal, 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 99-068 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:

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

COMMUNITY DEVELOPMENT

2. 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>
B	Tentative Parcel Map PR 99-068
C	PD 99026 Conceptual Development Plan

3. Prior to the recordation of the final map, the applicant shall provide adequate water and sewer services for the apartment units to the satisfaction of the City Engineer.

4. Prior to or concurrent with the recordation of the parcel map, a private drainage easement shall be recorded on Parcel 2 in favor of Parcel 1.
5. Prior to the recordation of the final map, the developer shall remove and replace all existing drive approaches on Oak Street with concrete vertical curves and gutter.
6. Prior to recordation of the parcel map, the applicant shall either underground the existing overhead utilities or enter an agreement not to protest the future formation of an Assessment District to underground the overhead utilities. The form shall be in a manner to be reviewed and approved by the City Attorney and/or City Engineer.

PASSED AND ADOPTED THIS 28th day of March, 2000 by the following Roll Call Vote:

AYES: JOHNSON, FINIGAN, MCCARTHY, NEMETH, STEINBECK, TASCONA,
WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN, GARY NEMETH

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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