

RESOLUTION NO. 00-044

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 97-227 (EHRKE)
APN: 025-403-049

WHEREAS, Parcel Map PR 97-227, an application filed by Jim Ehrke to subdivide a one acre residential lot into two half acre lots, located on Prospect Avenue between Mesa and Union Roads, and

WHEREAS, Parcel Map PR 97-227 was approved by the Planning Commission on February 10, 1998, but has since expired since a time extension was not applied for by February 10, 2000, and

WHEREAS, the applicant has submitted a request for renewal of the parcel map, and

WHEREAS, the applicant is not proposing any changes from the original submittal, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 8, 2000 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;
9. Any existing or new lighting shall be shielded so lighting is directed downward.

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 97-227 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. The applicant shall provide a separate water meter and sewer lateral to serve each parcel.
3. Prospect Avenue shall be dedicated to a 30-foot one-half width local roadway. Prior to the recordation of the parcel map, curb, gutter, sidewalk, parkway landscaping and/or streetlights shall be installed per City Standards and Specifications for that portion of the applicant's property along Prospect Avenue.
4. The applicant shall dedicate an easement for utilities and access across Parcel C in favor of Parcel D, or obtain an easement from the owner of Parcel 2, 42 PM 77 (APN 025-403-061) in favor of Parcel D. The easement must meet emergency access requirements.
5. Prior to the issuance of a building permit, the applicant shall pay his pro-rata share of the Airport Trunk Sewer Reimbursement Agreement and the Golden Hill Sewer Reimbursement Agreement.
6. A separate grading plan shall be approved by the City Engineer for each parcel concurrent with the application for a building permit.
7. The applicant shall provide a turn-around. The turn-around may use the driveways for parcel B and D to meet this requirement. Each turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
8. Prior to the recordation of the final map, via an Agreement Affecting Real Property, the developer shall record an agreement notifying future property owners that the neighboring properties to the east are zoned Commercial/Light Industrial (C3, PD). The agreement shall be reviewed and approved by the City Attorney.

PASSED AND ADOPTED THIS 8th day of August, 2000 by the following Roll Call Vote:

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

NOES: None

ABSENT: McCarthy

ABSTAIN: None

CHAIRMAN, GARY NEMETH

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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