

RESOLUTION NO.: 01-017

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 00-285
(CONNER)
APN: 009-255-010

WHEREAS, Parcel Map PR 00-285, an application filed by Dan Conner, to divide an approximate 7,200 square foot multiple family residential parcel into two (2) individual parcels and a third common ownership lot for the purpose of creating separate ownership capability for an existing duplex project, located at 424 and 426 Vine Street, and

WHEREAS, the subject site is located in the Residential Multiple Family Low Density (RMF-L) land use category and R-2 zoning district, and

WHEREAS, there are two existing dwelling units on the 7,200 square foot site consistent with the permissible density under the R-2 zoning, and

WHEREAS, the applicant proposes to create two lots of 1,204 square feet in size which are each smaller than the minimum site area per dwelling unit ratio for the R2 zone (which is 3,500 square feet of site area per unit), but which are consistent with the overall site density maximum for that zone when combined with the 4,793 square foot common lot (parcel 3), and

WHEREAS, Section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for subdivision of "postage stamp" type lots where the lot size is less than the site area per dwelling unit ratio, which is the case for this parcel(s), and

WHEREAS, Planned Development 00-019 has been filed in conjunction with this parcel map and would run concurrently with any tentative map approval, and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, a public hearing was conducted by the Planning Commission on February 27, 2001 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;

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 00-285 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 00-285
C	PD 00-019 Development Plan

3. Prior to recordation of the parcel map, the applicant shall either underground the existing overhead utilities along the alley at the rear of the property 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.

4. Prior to recordation of the parcel map, the applicant shall provide for a maintenance agreement and CC&Rs to provide a framework for ongoing maintenance and constructive notice of the individual and common maintenance responsibilities between the parcels. This maintenance agreement and CC&Rs shall be in a form and manner acceptable to the Community Development Director (or designee) and the City Attorney.
5. Prior to recordation of the parcel map, the applicant shall install a concrete surface in the area between the existing units for visitor parking use.

PASSED AND ADOPTED THIS 27th day of February, 2001 by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK,
TASCONA, WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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