

RESOLUTION NO.: 01-033

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 01-007  
(LINNE LLC)  
APN: 025-403-020

WHEREAS, Parcel Map PR 01-007, an application filed by Dan Stewart on behalf of Linne LLC (Hastings Enterprises), to divide an 1.79 acre site into two commercial parcels, located at 2200 Golden Hill Road, and

WHEREAS, the subject site is located in the Commercial Service (CS) land use designation and the zoning is Commercial / Light Industrial (C3), and

WHEREAS, the Planning Commission approved Planned Development PD 00-017 on January 9, 2001, to construct two (2) industrial storage buildings of 15,688 square feet and 16,200 square feet respectively on the 1.79 acre site, and

WHEREAS, this parcel map would create two lots where each of the buildings approved with PD 00-017 would be built on separate lots, a 30 foot wide access and utility easement would be located on Parcel 1 in favor of Parcel 2, 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 April 10, 2001 to consider facts as presented in the staff report prepared for the parcel map application, 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 01-007 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 01-007

3. Prior to recordation of the parcel map, the applicant shall underground the existing overhead utilities along Golden Hill Road for the property frontage.
4. Prior to recordation of the parcel map, the applicant shall record a reciprocal parking and access agreement between Parcels 1 and 2.
5. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 00-017 and its exhibits.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of April, 2001 by the following Roll Call Vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Tascona, Calloway

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

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CHAIRMAN, RON JOHNSON

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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