

RESOLUTION NO.: 01-056

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 01-186 (MUIR)
APN: 025-401-038

WHEREAS, Parcel Map PR 01-186, an application filed by Dan Stewart, on behalf of Rosalva Muir, to subdivide a 2.48 acre residential site into four half acre residential lots, located on the northeast corner of Prospect Avenue and Union Roads, and

WHEREAS, a house has been built on proposed Parcel 1, no additional homes could be built until PR 01-186 has been recorded, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 10, 2001 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;

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 01-186 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 01-186

3. Any existing or new lighting shall be shielded so lighting is directed downward.
4. Upon development of the parcels, street trees shall be installed at the maximum of fifty feet on center along Prospect Road & Union Road (Section 10.04.050, Municipal Code).

ENGINEERING

5. The applicant shall provide a separate water service and sewer lateral to serve each parcel.
6. Prospect Avenue shall be dedicated to a 30-foot one-half width local roadway and Union Road shall be dedicated to a 50-foot one-half width arterial 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 and Union Road.
7. Prior to the issuance of a building permit, the applicant shall pay the pro-rata share of the Airport Trunk Sewer Reimbursement Agreement and the Golden Hill Sewer Reimbursement Agreement.
8. A separate grading plan shall be approved by the City Engineer for each parcel concurrent with the application for a building permit.
9. The existing overhead utility line that currently runs east to west across proposed Parcel 4 would need to be placed underground prior to the recordation of the final map.

PASSED AND ADOPTED THIS 10th day of July, 2001 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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