

RESOLUTION NO.: 01-059
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 01-0266 (PORTER DAY CARE)

APN: 009-361-027

WHEREAS, Tentative Parcel Map PR 01-0266 has been filed by Ella Porter, to subdivide the 2.8 arce site into three parcels, and

WHEREAS, the project would be located at 1402 Golden Hill Road, and

WHEREAS, in conjunction with PR 01-0266 the applicant has submitted Conditional Use Permit 01-003 for the construction of a new 5,610 square foot pre-school facility with ancillary parking and play areas, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 24, 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 01-0266 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 01-0266

3. All existing or new lighting shall be shielded so lighting is directed downward.
4. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit CUP 01-003 and its exhibits.

ENGINEERING

5. Golden Hill Road shall be dedicated to a half-width arterial roadway (50 foot half width). Prior to recordation of the final map, this roadway shall be improved to its ultimate width in accordance with City Standard A-1. (NOTE: The sidewalks on the abutting parcels to the north and to the south, as well as across the street, are installed adjacent to the curb. The Planning Commission will have to allow a variance from the City's A-1 Standard if this is to be continued.) These improvements include all necessary traffic signs, striping and street lighting. Where applicable, transition improvements to the existing roadways on adjacent parcels shall be constructed in accordance with City Standards and to the satisfaction of the City Engineer.
6. The applicant shall enter into an Agreement, subject to the approval of the City Attorney, to install the median on Golden Hill Road and the improvements along the roadway along the northerly boundary of the parcel. It is understood by the applicant that the need for this roadway will be determined by the needs of the future development of the Chandler Ranch subdivision to the east. If the City Council makes a

determination that this roadway is not needed for the City's circulation system, the security (or Agreement, whichever is applicable) will be released.

7. Prior to recordation of the final map, the applicant shall connect to the existing water and sewer lines in Golden Hill Road.
8. Prior to the issuance of a building permit for each parcel, the applicant shall pay his pro-rata share of the Airport Trunk and Golden Hill Road Sewer Reimbursement Agreement.
9. Prior to recordation of the final map, the street lights shall be dedicated to the City and annexed into the City's Landscape and Lighting Maintenance District.
10. All overhead utility lines adjacent this subdivision shall be placed underground prior to the recording of the map.

PASSED AND ADOPTED THIS 24th 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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