

RESOLUTION NO.: 01-091

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

WHEREAS, an amendment has been filed by Dan Stewart on behalf of Rosalva Muir to amend engineering site specific condition No.8 of Resolution No.01-056, to add language that would allow the applicant to enter into an assessment district for the future undergrounding of the existing above ground utilities, and

WHEREAS, Parcel Map PR 01-186 was approved on June 10, 2001 to subdivide the 2.48 acre site into 4 half-acre residential parcels, and

WHEREAS, the site is located on the northeast corner of Prospect Avenue and Union Road, and

WHEREAS, Standard Condition No. D-6 requires that the applicant install the existing overhead utilities underground, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 23, 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 an amendment to Parcel Map PR 01-186 subject to the following conditions of approval:

1. Condition No. 8 of Resolution No. 01-056 shall be amended as follows:

Prior to recordation of the final map, the applicant shall install existing overhead utility lines across the property underground, or, the applicant may defer this improvement upon entering into an Agreement, in a form to be approved by the City Attorney, to not protest the formation of an Assessment district to underground these utilities.

PASSED AND ADOPTED THIS 23rd day of October, 2001 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

H:\DARREN\P-MAPS\PR01-186 PC.RES.