

RESOLUTION NO.: 01-098

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 01-273  
(TEAGUE)

APN: 009-431-028

WHEREAS, Parcel Map PR 01-273 has been filed by Frank and Vicki Teague, to divide an approximate 43,050 square foot single family residential parcel into two (2) individual parcels of 20,000 and 23,050 square feet respectively, and

WHEREAS, the subject site is located in the Residential Single Family 2 dwelling units per acre (RSF-2) land use category and R-1 B3 zoning district, and

WHEREAS, the proposed parcel sizes are each consistent with the 20,000 square foot minimum lot size for an R1 B3 zone, and

WHEREAS, there is currently one existing single family residence on the site, and

WHEREAS, the applicants' proposed driveway access is located on the neighboring property directly adjacent to the east of the site, and

WHEREAS, with the creation of the new Parcel 1, the proposed driveway access will ultimately be serving three residential units, and

WHEREAS, Section 21.22.060 of the Zoning Code requires driveways serving three residential units, as the proposed driveway will, to be a minimum width of 24 feet; unless topographical or physical features such as existing setbacks, lot dimensions, or large specimen trees make the driveway standards infeasible, and

WHEREAS, the Planning Commission is allowing an exception in the driveway width standards to reduce the width to 19 feet instead of 24 feet, in order to avoid the loss of mature pine and cypress trees currently bordering the driveway, and

WHEREAS, the Planning Commission is allowing the the use of reduced A-8 (Hillside Street) Standards for the section of Walnut Drive fronting their property in order to reduce the minimum half width required to 25 feet, due to the existing cross slope of that portion of Walnut Drive being between 15 and 24 percent, and

WHEREAS, the public hearing regarding this item was opened and continued on November 13, 2001, and

WHEREAS, the public hearing was conducted by the Planning Commission on November 27, 2001, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the tentative Parcel Map, and

WHEREAS, a resolution was adopted by the Planning Commission approving a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Parcel Map application in accordance with the California Environmental Quality Act, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 27, 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 proposed subdivision;
4. 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 proposed is not likely to cause serious public health problems;
7. The design of the land division 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 required dedications noted herein for the construction of future required improvements, within the specified time frames noted herein, are necessary to assure orderly development of the surrounding area;
9. The location of the mature Pine and Cypress trees would make the driveway standards infeasible if the trees are to be preserved;
10. The reduction in street standards will be consistent with the City's Engineering standards and specifications;

11. The proposed driveway will provide adequate access to the three parcels that it will ultimately serve, including proper width for fire access and turnaround.

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 01-273 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall substantially comply with those standard conditions which are indicated in the attached Exhibit A, Tentative Parcel Map PR 01-273.

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.

2. Prior to recordation of the parcel map, the applicant will provide documentation of legal access to Parcel 1 from the existing driveway located on Parcel A of Parcel Map 42-66, to be reviewed and approved by City Staff.
3. If the proposed access easement is not granted for use of the 20 foot wide driveway, the applicant shall provide an alternative access along the eastern edge of the property, to be reviewed and approved by City Staff prior to recordation of the parcel map, and to be developed in accordance with all Fire Department Standards.
4. Prior to any future development, the applicant shall submit complete grading and drainage plans prepared by a registered civil engineer. Drainage calculations shall be submitted, with provisions made for onsite detention/retention if adequate disposal facilities are not available, as determined by the City Engineer.

COMMUNITY DEVELOPMENT

5. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

EXHIBIT

DESCRIPTION

B

Tentative Parcel Map PR 01-273

6. Pad grading shall be prohibited with any future development on either of the newly created parcels in accordance with the Hillside Grading Ordinance.
7. Prior to recordation of the parcel map, the applicant shall provide for a maintenance agreement to provide a framework for ongoing maintenance and constructive notice of the individual and common maintenance responsibilities between the parcels. This maintenance agreement shall be in a form and manner acceptable to the Community Development Director (or designee) and the City Attorney.
8. Prior to recordation of the final map, the subdivider shall offer to dedicate 10 feet along the frontage of Walnut Drive for a total of a 30 foot frontage from the centerline, in accordance with an A-5 Street Standard. The offer to dedicate shall be included on the final map.
9. The applicant shall reserve a 15 foot easement for private sewer purposes across Parcel 1 for the benefit of Parcel 2.
10. The applicant shall reserve a minimum 10 foot wide private easement for utility services across Parcel 2 for the benefit of Parcel 1.
11. The applicant shall grant a 10 foot wide public easement on Parcel 1 for sewer and manhole purposes, with 5 feet on each side of the existing sewer line.
12. At the time of development of either parcel, the developer shall pave-out from the proposed gutter to the edge of pavement if the existing pavement section is adequate, and

shall feather the new paving out to the centerline for a smooth transition. If the existing pavement, structural sections or geometrics are inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid.

13. Prior to development, Parcel 1 shall provide proper fire turnaround on site, to be reviewed and approved by the Fire Marshall.

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

AYES: McCarthy, Nicklas, Steinbeck, Calloway, Johnson

NOES: None

ABSENT: Tascona, Warnke

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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