

RESOLUTION NO.: 02-008

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 01-360
(BERTONI)
APN: 008-431-002

WHEREAS, Parcel Map PR 01-360, an application filed by EMK & Associates on behalf of John and June Bertoni, to divide a 12.43 site into two parcels of 6.95 and 5.48 acres, respectively, located at 75 West 21st Street, and

WHEREAS, the subject site is located in the RSF-1 (Residential, 1 unit per acre) land use designation and the zoning is R-1 B4 (Residential single-family), and

WHEREAS, the proposed parcel map is Categorically Exempt from further 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 February 12, 2002 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 01-360 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 01-360 |

3. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

ENGINEERING

4. The Applicant shall be required to offer to dedicate 2' across the frontage adjacent to 21st Street for the purpose of public access.
5. Curb, gutter, and sidewalk improvements along the frontage of a property are required as a prerequisite to the issuance of a building permit. Since Parcel 1 has no frontage, this requirement will not be triggered by development on Parcel 1. At such time that Parcel 2 requires a building permit, street improvements, unless waived or modified by the Planning Commission, shall be required to the extent described in the Ordinance.

6. An Engineering Permit Application and Improvement Plans shall be submitted by the Applicant and approved prior to Building Permit issuance. The applicant shall submit a separate Septic System application, fee, plans, and supporting documents for the design of the wastewater disposal system, prepared by a registered professional engineer, concurrent with the Engineering Permit application. By City ordinance, City Council approval is required for all septic systems within City limits.
7. Undergrounding of overhead utilities on and adjacent to the site is required with this project. The Applicant shall place underground all utilities on Parcel 1, and, in lieu of undergrounding the adjacent utilities in the 21st Street right-of-way at this time, the Applicant shall agree not to protest the formation of, and to participate in, a special district whose specific purpose is the future “undergrounding” of overhead utilities in this vicinity.
8. The applicant shall submit Street Improvement Plans (concurrent with the Engineering Permit application) for work within the City right of way to safely convey stormwater drainage from the proposed driveway to the historic point of discharge in the 21st Street right of way.

PASSED AND ADOPTED THIS 12th Day of February, 2002 by the following Roll Call Vote:

AYES: STEINBECK, JOHNSON, FERRAVANTI, KEMPER, WARNKE

NOES: NONE

ABSENT: CALLOWAY

ABSTAIN: MCCARTHY

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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