

RESOLUTION NO.: 02-017
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 01-421
(LANDON)
APN: 008-041-012

WHEREAS, Parcel Map PR 01-421, an application filed by David and Cherie Landon, to divide an approximate 41,807 square foot commercial parcel into two (2) parcels, located at 3440 Spring Street, and

WHEREAS, the subject site is located in the Commercial Service (CS) land use category and C2 (highway commercial) zoning district, and

WHEREAS, there is an existing motel on the site which is consistent with the C2 zoning category, and

WHEREAS, the applicant proposes to create two lots of 27,236 and 14,572 square feet which is consistent with the requirements of the Zoning Code, and

WHEREAS, the proposed parcel map is Categorically Exempt from 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 March 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 66411.1, 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, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The completion of offsite and onsite improvements as stated in the Site Specific Conditions for this parcel map are a necessary prerequisite to the safe and orderly development of the surrounding area;
4. The site is physically suitable for the type of subdivision proposed;
5. The site is physically suitable for the proposed density of future development;
6. 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;
7. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;

8. 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 01-421 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

NOTE: At the time of development for either Parcel, all improvements will be required, i.e., issuance of a permit for Park Street will also trigger Spring Street improvements.

2. The project shall be subdivided 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 01-421
C	Conceptual Site Layout for a Commercial Development on Parcel 2

3. Prior to issuance of a development/building permit for either parcel, the applicant shall underground any existing overhead utilities along Spring and Park Streets or enter into an agreement not to protest the future formation of an Assessment District to underground the overhead utilities. The form shall be in a manner to be reviewed and approved by the City Attorney and/or City Engineer.
4. Prior to issuance of building permits, the applicant shall pay water and sewer connection fees and install water and sewer connections for the benefit of proposed Parcel 2.
5. Prior to issuance of a development/building permit for either parcel created by this subdivision, and in accordance with Finding No. 3 above, all necessary Park Street and Spring Street improvements, street lights, street trees, and other requirements as provided for in the Spring Street Master Plan and the Municipal Code shall be installed.
6. Prior to recordation of the final map, the applicant shall make a statement on the face of the map, stating that all existing and future buyers of Parcels 1 or 2 will be required to complete public improvements, for Park and Spring Streets, consistent with the Spring Street Master Plan and Site Specific Condition No. 5 of Resolution No. _____, and the Municipal Code of the City of El Paso de Robles, prior to the granting of approval or entitlement for any further

development or subdivision on either of the two parcels. The language is to be reviewed and accepted by the City Attorney/City Engineer prior to map recordation.

7. All future proposed development on either parcel will be subject to the rules and regulations of the Zoning Code and review and approval by the Development Review Committee.
8. Concurrent with recordation of the final parcel map, the applicant shall record a private drainage easement over Parcel 2 for the benefit of Parcel 1, either on the face of the final map or by separate document.
9. Within 14 days of the tentative approval of this parcel map, the applicant shall submit 3 copies of the tentative map showing water service connection for Parcel 2, the approximate location of the non plottable easement as noted on the tentative map and clarify the location of future water service to Parcels 1 and 2 as discussed in the NOTE on the tentative map.
10. 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.

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

AYES: FERRAVANTI, JOHNSON, KEMPER, McCARTHY, STEINBECK, WARNKE

NOES:

ABSENT: CALLOWAY

ABSTAIN:

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

i/kmargason/parcel maps/Pr01-421 Landon/Resolution