

RESOLUTION NO.: 02-041
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION FOR
TENTATIVE MAP APPROVAL FOR TRACT 2296 & PD 00-007
(REPUBLIC PROPERTIES)
APN: 025-402-013

WHEREAS, EMK & Associates on behalf of Republic Properties have filed an application for a one year time extension for Tentative Tract 2296 and PD 00-007, and

WHEREAS, Tentative Tract 2296 and PD 00-007 were approved by the Planning Commission on June 27, 2000, via Resolutions 00-32 & 00-33, to subdivide an approximate 4 acre site into 11 single family residential parcels, and

WHEREAS, the project is located at the northwest corner of Mesa Road and Prospect Avenue, and

WHEREAS, under the provisions of the State's Subdivision Map Act the map approval was granted for a two (2) year period of time from the date of Planning Commission action, and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve Tentative Tract maps and their related Time Extension requests, and

WHEREAS, on June 13, 2002, the applicant filed a request for a one year time extension of the subject tentative tract map and development plan, and

WHEREAS, at the request of the applicant, conditions regarding the placement of the sound wall along the northern property line have been added to this time extension resolution, and

WHEREAS, also requested by the applicant, a condition regarding overhead utility lines has also been added to this time extension resolution, and

WHEREAS, the conditions were added to the tentative tract resolution per the applicant's request, and

WHEREAS, an Environmental Impact Report (EIR) was prepared for the Union/46 Specific Plan area and the EIR was certified for adequacy by the City Council in February of 1988, and

WHEREAS, there has been no significant increase or change in the severity of identified effects of the Specific Plan's build out since the preparation and certification of said EIR in 1988, and

WHEREAS, per Section 15182 of the State's Guidelines to Implement CEQA (California Environmental Quality Act), this residential project is in compliance with the Specific Plan for which the aforementioned EIR was prepared and will therefore not require any additional environmental review, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 23, 2002, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision, zone change and associated planned development, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
2. As conditioned, 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 subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the subdivision 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 a one year time extension (as measured from the most current expiration date of June 27, 2002) to Tentative Tract Map 2296 and PD 00-007, subject to the following conditions:

1. All conditions adopted within resolutions 00-032 & 00-033 shall remain in full force and effect (on file in the Community Development Department) except for the following changes as requested by the applicant:
 - a. Condition No. 2 of Resolution 00-032 shall be revised to reflect the location of the 6-foot masonry sound wall along the northern property line to be within 10-feet of the northern property line of Lot 6 and to terminate the wall at eastern edge of Lot 6 in order to reduce impacts to the existing oak trees on Lots 6&7. If a fence is necessary along the northern boundary of Lot 7, it shall be constructed of wood consistent with the wood privacy fences for the rest of the tract. A final site plan showing the revised location of the wall/fencing and the final placement of the house on Lot 6, shall be submitted to the DRC for review prior to the approval of the final map. Exhibit A of Resolution 00-032 shall be superseded by Exhibit A of this resolution.

b. Condition No. 9 of Resolution 00-033 should be revised to reflect Signora Rosa Court as the new street name as approved by the Planning Commission on March 13, 2001, not Milano Court as previously noted.

c. Condition No. 16 of Resolution 00-032 should be revised to read:

Prior to recordation of the final map, the applicant shall relocate the existing overhead power/utility lines along the west side of Prospect Avenue, adjacent to the subdivision, underground. No new overhead utilities shall be placed at any location as a result of the undergrounding of existing poles.

2. Tentative Tract 2296 & PD 00-007 shall expire on June 27, 2003, unless an application for a time extension is submitted to the City prior to the expiration date. This is the applicant's first request for a time extension; four more one-year time extensions would be available for this tract.

PASSED AND ADOPTED THIS 23rd Day of July, 2002 by the following Roll Call Vote:

AYES: Ferravanti, McCarthy, Steinbeck, Calloway

NOES: Johnson, Kemper

ABSENT: Warnke

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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