

RESOLUTION NO.: 02-057

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING TENTATIVE PARCEL MAP PR 01-362
AND A REDUCED REAR YARD SETBACK
(HOFFMAN)
APN: 009-251-009

WHEREAS, Parcel Map PR 01-362, an application filed by Dan Stewart and Associates on behalf of Kathleen Hoffman, to divide an approximate 7,000 square foot multiple family residential parcel into two (2) individual parcels located at 513 Vine Street, and

WHEREAS, the subject site is located in the Residential Multiple Family Low Density (RMF-L) land use category and R-2 zoning district, and

WHEREAS, the subject site is within the Original Subdivision of the City of El Paso de Robles, and

WHEREAS, the existing parcel is currently developed with one, single family residence, and

WHEREAS, the applicant proposes to create two lots of approximately 3,500 square feet in size which is consistent with the permissible density under the R-2 zoning, and

WHEREAS, the Zoning Code allows for a total of one unit per 3,500 square feet, and

WHEREAS, Section 21.16I.040 of the Municipal Code of the City of El Paso de Robles requires review of a site plan by the Development Review Committee, prior to approval of a tentative parcel map in the Multi-family zoning districts, and

WHEREAS, the Development Review Committee reviewed the parcel map and conceptual site plan on August 19, 2002, and recommended approval of the tentative map to the Planning Commission, including the modified rear setback from 10 feet to 7.3 feet for proposed Parcel 2, 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 September 10, 2002 to consider facts as presented in the staff report prepared for the tentative parcel map, and to accept public testimony regarding the application, 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 sidewalk fronting the property along Vine Street is in a state of disrepair and may pose a public safety hazard;
8. The required public improvements to be completed along Vine Street are necessary to reduce the potential for public injury;
9. The reduced rear yard setback for Parcel 2 is consistent with the purpose and intent of Section 21.16I.160 F of the Municipal Code and will not reduce required building separations or open space requirements;
10. 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: 1) grant a reduced rear yard setback of 7 feet for Parcel 2; and 2) approve Tentative Parcel Map PR 01-362, 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 01-362
C	Preliminary Site Plan

3. Prior to recordation of the parcel map, the applicant shall either underground any existing overhead utilities adjacent to the property along Olive Drive 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 a building permit for either resulting parcel, the applicant shall submit site plans, landscaping plans, elevations and a materials and color board for review and approval by the Development Review Committee, in accordance with the requirements of Chapter 21.16I of the City’s Municipal Code.
5. In accordance with the Zoning Code, which limits density to one unit per 3,500 square feet in the RMF zoning districts, only 1 unit is allowed on each of the parcels.
6. The applicant shall provide a drainage and public utility easement across Parcel 2 for the benefit of Parcel 1. This easement may be recorded on the face of the Final Map or by separate document, to record concurrently with the Final Map.
7. The applicant shall maintain a 7-foot setback for proposed Parcel 2, in accordance with the approved site plan shown on the tentative parcel map and shall maintain a 20 foot separation between the main structures as required by the zoning code.
8. Prior to recordation of the final parcel map, the applicant shall reconstruct the existing sidewalk across the frontage of the property on Vine Street.
9. Prior to issuance of a building permit on Parcel 1, the applicant shall submit improvement plans for the construction of improvements to Olive Drive in accordance with the design standards as established by the City Council through Waiver application 02-007.
10. Prior to occupancy of any new construction on Parcel 1, the applicant shall construct improvements to Olive Drive in accordance with the design standards as established by the City Council through Waiver Application 02-007.

11. 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 10th day of September, 2002 by the following Roll Call Vote:

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

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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