

RESOLUTION NO.: 02-015

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 01-102
(CHARNLEY)
APN: 008-151-030

WHEREAS, Parcel Map PR 01-102, an application filed by Tim Roberts on behalf of Andrew Charnley, to divide a 1.6 acre site into three lots, located at the southwest corner fo Villa Lane and 21st Street, and

WHEREAS, the subject site is located in the RSF land use designation and the zoning is R-1, B2, and

WHEREAS, the three lots would meet the required minimm lot size of 15,000 square feet and the minimum lot width of 120 feet, for lots created on slopes of over 10 percent, and

WHEREAS, the project as conditioned would appear to meet all applicable requirements of the City's General Plan and Zoning codes, and

WHEREAS, the proposed parcel map is Categorically Exempt from further environmental review per Section 15315 of the State's Guildeines 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 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 01-102 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 01-102
C	Grading & Drainage Plan
D	Landscape Plan for Graded Slope Screening

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.
4. The Development Review Committee shall review and approve the architecture and site design for the three lots. The homes shall have four-sided architectural detail enhancement due to the high visibility of the site.
5. The project is subject to the Hillside Grading Ordinance. DRC shall approve verify that residential development on the lots substantially complies with the grading and the building envelope shown on project plans.

6. Future residential development shall be required to submit a landscape plan that substantially complies with the landscape plans provided for screening the onsite grading.
7. The following tree protection measures are required to be implemented during any construction along 21st Street within the vicinity of the dripline of the existing oak along the south property line, in addition to those indicated in the arborist's report dated December 21, 2001, prepared for the project:
 - a. Prior to issuance of a grading or building permit, all oak trees on a building site shall be inventoried by the owner of such site or by the contractor as to size and location on the site. Such inventory shall be submitted to the director, and field checked by city staff or an arborist hired by the city at the applicant's expense to verify the number, size and location of trees, and the adequacy of installation of required protective fencing.
 - b. Damage to any tree during construction shall be immediately reported to the director by any person causing such damage, the responsible contractor, or the owner of the site, and such persons shall be required to treat the tree for such damage as specified by the director.
 - c. Oil, gasoline, chemicals and other construction materials or equipment which might be harmful to certain oak trees shall not be stored under the dripline of the tree.
 - d. Drains shall be installed according to city specifications so as to avoid harm to the oak trees due to excess watering.
 - e. Wires, signs and other similar items shall not be attached to the oak trees.
 - f. Cutting and filling around the base of the oak trees shall be done only after consultation with the director, and then only to the extent authorized.
 - g. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or waste water shall be dumped on the ground or into any grate between the dripline and the base of the oak trees, or uphill from any oak tree where such substance might reach the roots through a leaching process.
 - h. Tree protection fences shall be installed at the dripline to prevent compaction and injury to a tree's surface roots, as directed by the director, so as to prevent injury to the oak trees making them susceptible to disease-causing organisms.
 - i. Wherever cuts are made in the ground near the roots of any oak tree, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage thereto. All cuts within the dripline of a tree are to be made by hand (no backhoes or graders).

- j. Trimming cuts one inch in diameter and over must be covered at the time the cuts are made with a tree seal pruning compound approved by the director. All root pruning is to be done by hand.
8. Concurrently with the recordation of the Final Map, the Subdivider shall record a Notice, as approved by the City Attorney, advising all future property owners that all public improvements must be constructed and accepted by the City prior to the issuance of Certificate of Occupancy on any lot within the subdivision. The Constructive Notice shall also advise all future property owners of the conditions of approval contained in this resolution.

ENGINEERING

9. The Applicant shall be required to offer to dedicate 2' across the frontage adjacent to 21st Street for the purpose of public access.
10. The Applicant shall be required to offer to dedicate for the purpose of public access, a minimum of 10' across the frontage adjacent to Villa Lane, plus additional right of way as shown on the tentative map, due to the location of the existing street.
11. Street improvements (curbs, gutter, sidewalk, handicap ramps, and driveway aprons) shall be required along the frontage of 21st Street and Villa Lane to the extent required by the ordinance prior to final map acceptance.
12. The Applicant shall evaluate the storm water drainage at the intersection of Villa Lane and 21st Street, and the contributions from this project. Improvement plans shall address safely conveying stormwater to the historic discharge point on the south side of 21st Street.
13. Undergrounding of overhead utilities on and adjacent to the site is required with this project. The Applicant shall place underground all overhead utilities on Parcels 1, 2, and 3, including the pole at the western boundary and the two at the northwest corner. The pole located at the center of the north property boundary that serves APN 008-151-029 may remain to continue to provide existing overhead service to that parcel. In lieu of undergrounding the utilities within the 21st Street right-of-way, 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 the vicinity.
14. The Applicant shall indicate on the final map and record the previously unrecorded 10 foot public utility easement along the western property line shown on Exhibit E, attached.

FIRE DEPARTMENT:

15. The turnaround shown for Lot 3 shall meet standards for fire apparatus per Hillside Driveway Standard B-13. It shall also be identified as a “no parking” zone.

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

AYES: KEMPER, STEINBECK, MCCARTHY, JOHNSON, WARNKE

NOES: FERRAVANTI

ABSENT: CALLOWAY

ABSTAIN:

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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