

RESOLUTION NO.: 02-018

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 01-479
(LaVALLEE)
APN: 008-222-004

WHEREAS, Parcel Map PR 01-479, an application filed by North Coast Engineering on behalf of Donald LaVallee, to divide an approximate 7,000 square foot multiple family residential parcel into two (2) individual parcels located at 2022 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 existing parcel is currently vacant, 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 would only allow 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 February 11, 2002, and recommend approval of the tentative map to the Planning Commission, 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 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 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 01-479 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 01-479
C	Preliminary Site Plan, dated January 30, 2002

3. Prior to recordation of the parcel map, the applicant shall either underground any existing overhead utilities adjacent to the property along Vine Street or located in the alley at the rear of the property 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 limiting 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 for a 5 foot pedestrian access easement over Parcel 1 for the benefit of Parcel 2. 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 provide a drainage 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.
8. The applicant shall provide for a 5 foot water line easement over Parcel 1 for the benefit of Parcel 2.
9. The applicant shall provide for a 5 foot sewer easement over Parcel 2 for the benefit of Parcel 1.
10. Prior to recordation of the final map, the applicant shall install a B-6 Standard alley approach at 20th Street and shall improve the alley to an A-17 Standard for its full 20 foot width from the parcel's north boundary to the intersection with 20th Street, in accordance with Section 21.21.040 of the Municipal Code.
11. At the time of development for Parcel 1 and prior to issuance of a "certificate of occupancy," the applicant shall be required to complete any necessary street improvements along Vine Street to current City Standards.
12. Prior to issuance of a certificate of occupancy for either parcel, the applicant shall be required to plant street trees in accordance with Chapter 10.04 of the Municipal Code.
13. All development on the parcels shall conform to the Multi-family setback requirements or, in accordance with Section 21.16I.160 F, the applicant shall demonstrate that proposed setbacks are compatible with those of existing development in the neighborhood and apply for approval of a plot plan.
14. 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: JOHNSON, KEMPER, McCARTHY, STEINBECK, WARNKE

NOES:

ABSENT: CALLOWAY

ABSTAIN: FERRAVANTI

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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