

RESOLUTION NO.: 03-045

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 02-0434  
(RITE III)  
APN: 009-821-006

WHEREAS, Tentative Parcel Map 02-0434 has been submitted by Rite III, Inc. to subdivide the 4.7 acre site into 7 parcels ranging in size from 12,600 square feet to 1- acre; and

WHEREAS, in conjunction with the Tentative Map, Planned Development 02-017 has been filed by Rite III, Inc. to construct a 35,500 square feet of professional office complex, where 8,500 of the 35,500 square feet would be for food service uses; and

WHEREAS, the Gateway site is located on the northern portion of the property bounded by 1<sup>st</sup> Street on the north, South Vine Street on the west, the southbound on-ramp to Highway 101 on the east and an existing single family residence on the south; and

WHEREAS, the General Plan land use designation of the Gateway Project site is Office Professional (OP); and

WHEREAS, at its May 27, 2003 meeting, the Planning Commission held a noticed public hearing on the Gateway Project, to accept public testimony on the proposal including Tentative Parcel Map PR 02-0434 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Gateway Project qualifies for adoption of a Mitigated Negative Declaration; 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 02-0434 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 02-0434

3. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 02-017 and its exhibits.
4. With development of any parcel the applicant shall construct curb, gutter and sidewalk on the south side of 1<sup>st</sup> Street. The alignment will result with a 54-foot curb to curb width in a 74-foot right-of-way. This will provide a City collector standard with a center turn lane for ingress and egress to and from the project. The striping design shall include:  
 North side: Parking, bikeway, thru lane, half turn lane (30 feet)

South side: Half turn lane, thru lane, bikeway, *no parking* (24 feet)

This section shall be transitioned into the existing curb along the south side of first street near Spring Street. A raised median shall be constructed from Spring Street to Oak Street, with a left turn pocket provided to access the site.

5. With development of any parcel, the applicant shall construct curb, gutter and sidewalk on Vine Street in accordance with City West Side Standard A-12.
6. All on-site utilities shall be privately maintained. Therefore, each fire line connection to City water mains in adjacent streets will require a double check valve assembly. Water meters for each unit will be placed at the nearest adjacent street.
7. With development of any parcel, all existing overhead utilities on Vine Street and 1<sup>st</sup> Street shall be relocated underground.
8. A Storm Water Pollution Prevention Plan must be submitted prior to issuance of a grading permit for any parcel or parcels. Storm water quality mitigation measures must be incorporated into the grading and drainage design. Storm water detention must be incorporated into the project in accordance with City Standards or as approved by Caltrans. A Caltrans encroachment permit, or letter of acknowledgement form the Department Permits Office, will be required for storm water discharge.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of May, 2003 by the following Roll Call Vote:

AYES: Warnke, Ferravanti, Johnson, Steinbeck, Kemper

NOES: Flynn

ABSENT: Calloway

ABSTAIN: None

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CHAIRMAN, RON JOHNSON

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION