

RESOLUTION NO.: 03-056

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 03-005
(LERNO)
APN: 008-362-024

WHEREAS, Parcel Map PR 03-005, an application filed by Vuaghn Surveys on behalf of Kenneth E. Lerno & Jaqueline M Lerno, to divide an approximate 33,000 square foot single family residential parcel into two (2) individual parcels located at 155 Fairview Lane; and

WHEREAS, the subject site is located in the Residential Single Family (RSF) land use category and R-1,B2 zoning district; and

WHEREAS, the applicant proposes to create two lots, where each parcel would be approximately 16,500 square feet; and

WHEREAS, the proposed map would be consistent with Table 21.16E.090, Minimum Lot Size per Zoning District, where the minimum lot size is 15,000 square feet for lots with average slope of 18 percent; and

WHEREAS, Lot 1 would be accessed from the existing 16-foot wide driveway located along the west boundary and Lot 2 would be accessed off of Fairview Lane; and

WHEREAS, the existing 16-foot driveway currently accesses three residences, the proposed Lot 1 would be the fourth house; and

WHEREAS, the existing driveway does not comply with the City's standard width and slope requirements; and

WHEREAS, the Planning Commission can grant exceptions to the driveway width and slope based on topography or other physical factors; and

WHEREAS, the City Engineer has reviewed the plans and recommends that the Planning Commission consider allowing the existing driveway to remain without further improvement; and

WHEREAS, the Fire Marshall has reviewed the driveway situation and would be satisfied with the reduced standard, with a condition that the house on Lot 1 would need to install a fire sprinkler system, 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 July 8, 2003 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 03-0005 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.

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 03-0005

3. Prior to recordation of the parcel map, the applicant shall either underground any existing overhead utilities adjacent to the property located along the eastern boundary 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. All new utility services to the homes shall be placed underground.
4. Prior to issuance of a building permit for either 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.
5. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to the recordation of the final parcel map, 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.
6. The proposed site plan shows two conceptual home designs utilizing pad grading. According to Section 21.16E.140, Grading Limitations, pad grading is prohibited on lots located within the Hillside Development District. Stepped home foundations shall be used construction of the homes on the two parcels, pad grading is prohibited.
7. A fire sprinkler system will be required to be installed for the house on lot one in a manor to be approved by the Fire Chief.

8. Prior to the recordation of the final map, the applicants will need to enter into a private maintenance agreement or some other means of agreement with the neighboring property owners for the maintenance of the driveway.

PASSED AND ADOPTED THIS 8th day of July, 2003 by the following Roll Call Vote:

AYES: Warnke, Johnson, Steinbeck, Calloway, Kemper

NOES: Flynn

ABSENT: Ferravanti

ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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