

RESOLUTION NO.: 03-059

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING TENTATIVE PARCEL MAP PR 03-112 (MULHOLLAND)
ASSESSOR PARCEL NOS. 008-011-035 AND 008-011-068

WHEREAS, Parcel Map PR 02-112, an application filed by Wilson Land Surveys on behalf of Gary Mulholland, to divide an approximate 13,798 square foot multi-family residential site into two (2) individual parcels;

WHEREAS, the subject site is located on the east side of Vine Street, west of Sims Avenue and south of Fein Avenue;

WHEREAS, it is designated by the General Plan as Residential Multiple Family Medium Density (RMF-M) and is zoned as R-3 (Residential Mulit-Family Apartment);

WHEREAS, the site is currently vacant;

WHEREAS, the proposal is to create two lots of approximately 5,900 and 7,800 square feet, which is consistent with the maximum, permissible density for property in the R-3 zoning district with 19% slopes;

WHEREAS, the Zoning Ordinance allows a total of one unit/5,000 square feet of lot area;

WHEREAS, Section 21.16I.040 of the Zoning Ordinance requires Development Review Committee (DRC) of a conceptual site plan before Planning Commission consideration of grating approval to the tentative parcel map;

WHEREAS, at its June 2, 2003 meeting, the DRC reviewed the tentative parcel map and conceptual site plan, and recommended approval to the Planning Commission;

WHEREAS, the proposed parcel map and conceptual site plan are categorically exempt from review per Section 15315 of the State's Guildeines for the California Environmental Quality Act;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on July 22, 2003 on the tentative parcel map and conceptual site plan to consider the facts presented in the staff report and to accept public testimony; and

WHEREAS, based upon the facts and analysis presented in the staff report, the public testimony received and subject to the project standard and site specific conditions of approval listed in this

Resolution, the Planning Commission made the following findings in support of tentative parcel map approval as per Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the City's General Plan.
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 proposal will contribute to the implementation of General Plan Policy RES-8:C by providing for a diversity in the types of housing products available in the City.
4. The site is physically suitable for the type of development proposed.
5. The site is physically suitable for the proposed density of development.
6. 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;
7. The design of the land division and types of improvements proposed are not likely to cause serious public health problems.
8. 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 approve Tentative Parcel Map PR 03-112, 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>
A	Standard Development Conditions
B	Tentative Parcel Map PR 03-112
C	Conceptual Preliminary Site Plan

3. At the time of development of each parcel, the applicant shall construct curb, gutter and sidewalk on the east side of Vine Street in accordance with City Collector Standard A-3 (see also Standard Conditions of Approval).
4. At the time of development of either parcel, the applicant shall underground all existing overhead utilities on Vine Street.
5. Prior to issuance of a building permit for either of the parcels, site plans, landscaping plans, elevations and a colors & materials shall be submitted for Development Committee Review review and approval per Chapter 21.16I of the City's Municipal Code.
6. In accordance with the Zoning Code density limitations, the maximum development is one (1) residential unit per parcel.
7. 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.
8. At the time of development of each parcel, the applicant shall construct curb, gutter and sidewalk on the east side of Vine Street in accordance with City Local Standard A-5. Existing sidewalk is adjacent to curb on each side of this property. Due to the topography of the site it would be difficult to place sidewalk and a parkway, and still conform to existing street grades. It is recommended that sidewalk along the frontage of this property be constructed directly behind the curb.
9. The existing vertical profile of Vine Street adjacent to this property provides a very limited site distance. The applicant shall reconstruct the Vine Street paving to centerline to provide a vertical profile in accordance with City standards at the time of development of each parcel.
10. Prior to recordation of the Final Map, the applicant shall enter into an agreement not to protest the formation of an assessment district and pay their share of costs to underground all existing overhead utilities on Vine Street.
11. Constructive notice shall be recorded for each parcel concurrent with (or prior to) recordation of the Final Map indicating that grading is required to be in conformance with the City's Hillside Grading Regulations, that there shall be no cantilevered decks installed, that stepped pads and/or other hillside adaptive grading techniques are to be used in order to minimize landform alteration, to retain the site's natural character, and to

avoid visual scarring of the terrain, and that pad grading is prohibited. This notice shall be recorded in a form acceptable to the City.

12. Prior to the issuance of a grading permit, precise plans addressing building architecture, colors and materials, walls/fences, and grading shall be submitted to the Development Review Committee for review and approval.

PASSED AND ADOPTED THIS 22nd day of July, 2003 by the following Roll Call Vote:

AYES: Calloway, Ferravanti, Flynn, Kemper, Steinbeck, Warnke, and Johnson
NOES: None
ABSENT: None
ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY