

RESOLUTION NO.: 03-085

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 03-0259
(BLACK)

APN: 008-065-017

WHEREAS, Parcel Map PR 03-0259, an application filed by Doug Sholders on behalf of Beth and Justin Black, to divide an approximate 7,000 square foot multiple family residential parcel into two (2) individual parcels located at 2918 Oak 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 applicant proposes to create two lots, where Parcel 1 would be 4,200 square feet and Parcel 2 would be 3,300, and

WHEREAS, a single family residences currently exists on Proposed Parcel 1, a second residential unit is in the process of being constructed on Parcel 2, and

WHEREAS, the proposed map would be consistent with Section 21.16I.060, Density of residential development, 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 October 6, 2003, and recommended approval of the tentative map to the Planning Commission, and

WHEREAS, the proposed parcel map is Categorical Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, at the public hearing conducted by the Planning Commission on October 14, 2003, the Commission continued the open public hearing to the Planning Commission meeting on November 12, 2003, in order to allow the applicant time to revise the site plan to indicate the required off street parking, and

WHEREAS, the applicant has provided revised plans showing the necessary parking, and

WHEREAS, the open public hearing was conducted by the Planning Commission on November 12, 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 03-0259 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.

PLANNING

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 03-259

3. In accordance with the Zoning Code limiting density to two units per 7,000 square feet in the R2 zoning district, only 1 dwelling unit is allowed on each of the parcels.
4. 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.

ENGINEERING

5. Prior to final map approval, the subdivider shall construct curb, gutter and sidewalk on Oak Street along the frontage of the property in accordance with City Westside Standard A-12. I recommend that the Planning Commission make a finding that the fulfillment of this construction requirement is a necessary prerequisite to the orderly development of the surrounding area.

6. Prior to recordation of the final map, the applicant shall enter into an agreement not to protest the formation of an assessment district for relocation of all overhead utilities underground.

PASSED AND ADOPTED THIS 12th day of November, 2003 by the following Roll Call Vote:

AYES: Flynn, Ferravanti, Johnson, Steinbeck, Calloway

NOES: None

ABSENT: Kemper, Warnke

ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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