

RESOLUTION NO.: 04-002

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 03-304
(EGGER)**

APN: 025-401-053

WHEREAS, Parcel Map PR 03-304, an application filed by Daniel J. Stewart on behalf of Joseph A. Egger, to divide an approximate 1.8 acre site into four (4) individual parcels located at 2024 Prospect Avenue; and

WHEREAS, the subject site is located in the Residential Single Family (RSF-2) land use category and R-1,B3 zoning district; and

WHEREAS, the applicant proposes to create four lots, where each parcel would be approximately 20,000 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 20,000 square feet; and

WHEREAS, the existing house would remain and be located on the newly created Parcel 4; and

WHEREAS, Lots 2 and 3 would be accessed from a new paved 16-foot wide driveway located along northern boundary of Lot 1; 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 January 13, 2004 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 03-0304 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 03-0304

3. 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 Staff.
4. Future development of each Parcel shall comply with all of the rules and regulations within Chapter 21.16E, R-1 District Regulations, of the Zoning Code.
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. Prior to or concurrent with the recordation of the final map, a private maintenance agreement or some other means of agreement shall be recorded on Parcels 2 and 3 and parcel 1 as necessary, regarding the maintenance of the driveway. Language shall be reviewed by the City Engineer.
7. With the development of a homes for Parcel 2 and 3, a turn-around will need to be provided consistent with Fire Department Standards. The final design of the turn around(s) will need to be reviewed and approved by the City Engineer and/or the Fire Marshall.
8. Because of the distance of Parcel 2 and 3 from the public right of way, a fire hydrant will be required to be installed or the homes will need to be automatically sprinklered. The location of the fire hydrant will need to be reviewed by the City Engineer and/or the Fire Marshall.
9. The final Parcel Map shall include a 30-foot offer of dedication of public right-of-way on Prospect Avenue and an additional 6-foot public utilities easement along the frontage of the subject property.
10. Prior to recordation of the final parcel map, curb, gutter and sidewalk shall be constructed on Prospect Avenue in accordance with City Local Street Standard A-5. The Planning Commission must make a finding that the fulfillment of this construction requirement is a necessary prerequisite to the orderly development of the surrounding area.
11. Prior to recordation of the final map, the subdivider shall install street lights on Prospect Avenue in accordance with City Standard U-3, as required by the City Engineer.
12. Prior to recordation of the final map, sewer and water services shall be extended beyond the Prospect Avenue street improvements to the frontage of the new parcels and to the

access and utility easement to the two new easterly parcels. The Planning Commission must make a finding that the fulfillment of this construction requirement is a necessary prerequisite to the orderly development of the surrounding area.

PASSED AND ADOPTED THIS 13th day of January, 2004 by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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