

**RESOLUTION NO.: 04-012**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 03-0099  
(NEWBY)**

APN: 008-234-015

WHEREAS, Parcel Map PR 03-0099, an application filed by Chris and Angie Newby, to divide an approximate 7,000 square foot multiple family residential parcel into two (2) individual parcels located at 1816 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, each parcel being 3,500 square feet, and

WHEREAS, the property is currently vacant and single family residences could be developed on both parcels, and

WHEREAS, the proposed map would be consistent with Section 21.16I.060, Density of residential development, 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, the Development Review Committee reviewed the Tentative Parcel Map on January 26, 2004, and recommended approval of the Tentative Parcel Map to Planning Commission, and

WHEREAS, the open public hearing was conducted by the Planning Commission on February 10, 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;
8. The fulfillment of the construction requirements listed in Conditions 6 and 7 below are a necessary prerequisite to the orderly development of the surrounding area.

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 03-0099 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 03-0099

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.
5. Prior to the issuance of a building permit for each parcel, site plans, architectural elevations and landscaping plans shall be reviewed by the Development Review Committee.

## ENGINEERING

6. Prior to recordation of the final map, the subdivider shall improve the alley adjacent to the property from 18th Street to the north boundary of the subdivision in accordance with City Standard A-17 and as approved by the City Engineer.
7. Prior to recordation of the final map, the subdivider shall construct a six-inch water main in 18<sup>th</sup> Street from Oak Street to tie to the existing 10-inch water main in the alley between Oak and Spring Streets.
8. Prior to recordation of the final map, the subdivider shall enter into an agreement not to protest the formation of an assessment district for relocation of all overhead utilities underground.
9. Prior to recordation of the final map, the subdivider shall remove the shed and wall encroachments as shown on the Tentative Parcel Map.

10. The final parcel map shall include a five-foot private sewer easement along the south side of Parcel B for the benefit of Parcel A.

11. Prior to occupancy of any building on Parcel A, the existing curb, gutter and sidewalk on Oak Street shall be repaired as directed by the City Engineer.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of February, 2004 by the following Roll Call Vote:

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

NOES: None

ABSENT: Hamon

ABSTAIN: None

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CHAIRMAN, TOM FLYNN

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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