

RESOLUTION NO.: 04-029

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 03-0403
(BRUCE WHITE)
APN: 008-091-049

WHEREAS, Parcel Map PR 03-0403, an application filed by John McCarthy on behalf of Bruce White, to divide an approximate 1.4 acre site into two (2) individual parcels located on Lot 7 of Tract 2352; and

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

WHEREAS, the applicant proposes to create two lots, where Parcel 1 would 21,900 square feet and Parcel 2 would be 39,286 square feet; and

WHEREAS, the existing house would remain and be located on the newly created Parcel 2; and

WHEREAS, Lots 1 and 2 would be accessed from a new paved 12-foot wide driveway located along southern boundary of Lot 2; and

WHEREAS, the Planning Commission approves the applicant's request to waive the requirement for road improvements on Vine Street because of extreme topographic constraints; and

WHEREAS, as required by the Municipal Code the applicant is required to pay in-leiu fees related to the road improvement waiver; 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 March 9, 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 03-0403 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 03-0403
C	Preliminary Grading Plan
D	Slope and Tree Index

3. Prior to issuance of a building permit for Parcel 1, 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 Parcel 1 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 1 and 2 regarding the maintenance of the driveway. Language shall be reviewed by the City Engineer.
7. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision.
8. Prior to occupancy of a new residence on Parcel 1, the building permit holder shall pay the in-lieu fee for the waiver of curb, gutter and sidewalk on Vine Street.

PASSED AND ADOPTED THIS 9th day of March, 2004 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, TOM FLYNN

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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