

RESOLUTION NO. 04-101

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT AN AMENDMENT TO
TENTATIVE MAP APPROVAL FOR TRACT 2521
(BERTONI)**

APN: 008-431-002

WHEREAS, Tract 2521, an application filed by EMK & Associates on behalf of John and June Bertoni, to revise Tentative Tract 2571 to eliminate the installation of sidewalk on 21st Street and the new cul-de-sac street for the subdivision; and

WHEREAS, Tentative Tract 2521 in conjunction with PD 04-001 was approved by the Planning Commission on February 24, 2004, to divide two parcels of approximately 12.4 acres site into nine (9) individual lots located at 75 21st Street; and

WHEREAS, the subject site is located in the RSF-1 land use category and R-1,B4 zoning district; and

WHEREAS, all lots, with the exception of Lot 7 which is accessed from 21st Street, would be accessed from a new paved cul-de-sac street; and

WHEREAS, the request would be to amend Tentative Tract 2521 by constructing the two streets to the A-7, Local Rural Standard, with the requirement to install concrete curb and gutter; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 14, 2004 to consider facts as presented in the staff report prepared for the tentative tract map amendment, 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, with the addition of the installation of curb and gutter on both sides of the street to the A-7 Local Rural Standard;

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 re-approve Tentative Tract 2521 subject to the following conditions of approval:

1. All conditions within Resolutions 04-018, 04-019 and 04-020 shall remain in full effect, except for the following revisions:

- a. Condition No. 8 of Resolution 04-020 shall be revised as follows:

Prior to recordation of the final tract map, ~~curb, gutter and sidewalk~~ street improvements shall be constructed on 21st Street in accordance with ~~City Hillside Street Standard A-9~~ City Local Rural Standard A-7, with the requirement to install concrete curb and gutter on both sides of the street.

- b. Condition No. 10 of Resolution 04-020 shall be revised as follows:

Prior to recordation of the final map, the new cul-de-sac street within Tract 2521 shall be constructed in accordance with ~~City Hillside Street Standard A-8~~ City Local Rural Standard A-7, with the requirement to install concrete curb and gutter on both sides of the street.

- c. Condition No. D-5 (Exhibit A – Standard Conditions)

5. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:

21st Street ~~Hillside~~ Local Rural ~~A-9~~ A-7 w/ installation of curb & gutter
Street Name City Standard Standard Drawing No.

New cul-de-sac ~~Hillside~~ Local Rural ~~A-9~~ A-7 w/ installation of curb & gutter
Street Name City Standard Standard Drawing No.

PASSED AND ADOPTED THIS 14th day of September, 2004 by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon
NOES: None
ABSENT: None
ABSTAIN: None

CHAIRMAN, TOM FLYNN

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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