

RESOLUTION NO.: 04-116  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 03-0342  
(FAHERTY)  
APN: 008-066-002

WHEREAS, Parcel Map PR 03-0342, an application filed by Vaughan Surveys, on behalf of Mike Faherty, to subdivide two existing parcels totaling 19,538 square feet into four parcels ranging in size from 3,247 to 9,742 square feet; and

WHEREAS, the site is located at 2925 Oak Street; and

WHEREAS, the subject site is located in the Residential Multiple Family – 8 units per acre (RMF-8) land use category and the R2 zoning district; and

WHEREAS, the existing house and detached garage would be located on propose Parcel 4; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 of the State’s Guildeines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on October 12, 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 03-0342 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 03-0342
C	Arborist Report (including addendum)

3. Only 1 dwelling unit is allowed on parcels 1, 2 and 3. If expansion to the existing house on Lot 4 is proposed or if additional units are proposed, it shall be done in a manner that would comply with the City's Oak Tree Ordinance. It may be concluded that because of oak tree impacts, additional construction may not be permitted on Lot 4.
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. All construction techniques as described in the Arborist Report Attached as Exhibit C of this resolution shall be complied with. Furthermore, prior to the issuance of a building permit, the applicant shall arrange a meeting with the General Contractor and subs to meet with the arborist to go over oak tree mitigations and insure the necessary protection measures are in place. Prior to the issuance of a building permit, the arborist shall submit a letter to the City acknowledging the meeting and that all protection measures have been implemented to his/her satisfaction.
6. Prior to map recordation, the applicant shall enter into an agreement not to protest an assessment district to relocate all overhead utility lines across or adjacent to the site.
7. Prior to recordation of the final parcel map, curb, gutter and sidewalk shall be constructed on Oak Street in accordance with City West Side Standard A-12. One street light shall be placed on Oak Street.

8. Prior to occupancy of any building on Parcels 1, 2 and 3, curb, gutter and sidewalk shall be constructed on Vine Street in accordance with City Collector Standard A-3. One street light shall be placed on Vine Street.
9. A two-foot offer of dedication of public right-of-way on Vine Street shall be provided on the final parcel map in accordance with City Collector Street Standard A-3.
10. Prior to occupancy of any building on Vine Street, all existing overhead utility lines on Vine Street adjacent to the subdivision, shall be relocated underground including the overhead services to the existing residence.
11. The final parcel map shall include all drainage and utility easements necessary to accommodate development of the parcels proposed on Vine Street.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of October, 2004 by the following Roll Call Vote:

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