

**RESOLUTION NO.: 04-0144**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR TENTATIVE PARCEL MAP PR 04-210  
(McCABE) APN: 025-366-004 AND PTN. 025-366-003**

WHEREAS, this is Tentative Parcel Map PR 04-210, an application filed by David McCabe, to divide an approximately 40,946 square foot single family residential parcel into two (2) individual parcels located at 2915 Gilead Lane; and

WHEREAS, the subject site is located in the Residential Single Family (RSF-2) land use category and in the R-1 B-3 Single Family Residential zoning district; and

WHEREAS, the applicant proposes to create two lots, where both parcels are proposed to be 20,458 square feet; and

WHEREAS, the property is currently vacant; and

WHEREAS, the proposed map would be consistent with density standards of the R-1-B-3 zoning district which requires a minimum lot size of 20,000 square feet; and

WHEREAS, the proposed tentative parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Class 15, Minor Land Divisions; and

WHEREAS, the open public hearing was conducted by the Planning Commission on December 14, 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 land division proposed is not likely to cause serious public health problems;

7. The design of the land division 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 requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and 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 Tentative Parcel Map PR 04-210 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 designed so that it substantially conforms with the following exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Parcel Map PR 04-210

3. Prior to the issuance of any building permits site plans, architectural elevations and landscaping plans shall be reviewed by the Development Review Committee.
4. A Constructive Notice shall be recorded with the Final Map stating that future development of these parcels shall limit direct access onto the collector street Gilead Lane by incorporating either a shared driveway with a hammerhead to serve both properties, or other measures to meet the intent of limiting access on a collector street as required in the General Plan
5. A Constructive Notice shall be recorded with the Final Map stating that future development of these parcels shall incorporate an effective means to buffer noise from future residences located on these properties from noise created by traffic on Gilead Lane. Recommended noise reduction measures may include setbacks, berms, or other measures.

ENGINEERING

6. Prior to occupancy, curb, gutter, sidewalk and a street light shall be placed on the frontage of each parcel in accordance with City Collector Street Standard A-3 and plans approved by the City Engineer.

PASSED AND ADOPTED THIS 14<sup>th</sup> day of December, 2004 by the following Roll Call Vote:

AYES: Commissioners – Ferravanti, Johnson, Kemper, Hamon, Mattke, Steinbeck and Chair Flynn  
NOES: Commissioners – None  
ABSENT: Commissioner – None  
ABSTAIN: Commissioners - None

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CHAIRMAN, TOM FLYNN

ATTEST:

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ROBERT A. LATA  
SECRETARY OF THE PLANNING COMMISSION