

RESOLUTION NO.: 05-0001

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 04-0340  
(Don Vaughn)  
APN: 006-641-017 & 018

WHEREAS, Parcel Map PR 04-0340, an application filed by Don Vaughn, to subdivide two existing parcels into three parcels, where parcel 1 would be 16,555 square feet and parcel 2 would be 13,282 square feet and parcel 3 would be 13,730; and

WHEREAS, the site is located at 743 Rolling Hills Road; and

WHEREAS, the subject site is located in the Residential Single Family (RSF) land use category and the R1 zoning district; and

WHEREAS, the existing house would be located on propose Parcel 3, the existing detached buildings would be removed; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on January 11, 2005, 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 04-0340 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.

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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	Preliminary Grading and Drainage Plan
C	Tentative Parcel Map

3. PR 04-0340 would allow the subdivision of the two existing lots into three lots, where parcel 1 would be 16,555 square feet and parcel 2 would be 13,282 square feet and parcel 3 would be 13,730. The existing house would remain on lot 3.
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. A two car garage, consistent with the architecture and colors and materials of the existing house shall be constructed on Parcel 3, prior to the recordation of the final parcel map.
6. Rolling Hills Road shall be widened to accommodate a center turning lane across the frontage of the property.
7. Overhead utility lines on Rolling Hills Road shall be relocated underground.
8. Fire sprinkler systems shall be installed in new houses constructed on Parcels 1 and 2.
9. A turn around shall be constructed at the end of the driveway on Parcel 1 as required by the Emergency Services Department.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of January, 2005 by the following Roll Call Vote:

AYES: Hamon, Johnson, Menath, Holstine, Mattke, Steinbeck, Flynn

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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