

RESOLUTION NO.: 05-0002
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 04-0376
(STOLL)

APN: 008-323-015

WHEREAS, Parcel Map PR 04-0376, an application filed by John McCarthy on behalf of Bill Stoll, to divide an approximate 7,000 square foot multiple family residential parcel into two (2) individual parcels located at 1517 Pine Street, and

WHEREAS, the subject site is located in the Residential Multiple Family, 12 units per acre (RMF-12) land use category and R-3 zoning district, and

WHEREAS, the applicant proposes to create two lots, where Parcel 1 would be 4,011 square feet and Parcel 2 being 2,995 square feet, and

WHEREAS, a house currently exists on Parcel 1 and will remain, a new duplex would be constructed on Proposed Parcel 2, and

WHEREAS, the proposed map would be consistent with Section 21.16I.060, Density of residential development, 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, the Development Review Committee reviewed the Tentative Parcel Map on December 20, 2004 and recommended approval of the Tentative Parcel Map to Planning Commission, and

WHEREAS, the open 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;
8. The fulfillment of the construction requirements listed in Conditions 6, 7, 8 and 9 below are a necessary prerequisite to the orderly development of the 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 Parcel Map PR 04-0376 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 04-0376
C	Development Concept

3. In accordance with the Zoning Code limiting density to three units per 7,000 square feet in the R3 zoning district, with the construction of a duplex unit on new Parcel 2, no additional units will be allowed on Parcel 1.
4. Tandem parking for the required two spaces for the existing House on Parcel 1 is permitted. The new driveway shall be paved.
5. 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.
6. Prior to the issuance of a building permit for Parcel 2, site plans, architectural elevations and landscaping plans shall be reviewed by the Development Review Committee.

ENGINEERING

7. Prior to recordation of the final parcel map, curb, gutter and sidewalk shall be repaired on Pine Street.
8. Prior to occupancy of any building on Parcel 2 (the westerly parcel), an alley approach, alley paving and ribbon gutter shall be constructed in accordance with City Alley Standard A-17 across the frontage of the subject property and to either 15th or 16th Street in accordance with plans approved by the City Engineer.
9. Prior to recordation of the final map, the applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.

10. The final parcel map shall include any necessary utility easements including an easement for water service to Parcel 2 from Pine Street.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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