

RESOLUTION NO.: 05-0026

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 04-0625
(MURRELL-SEARIDGE)
APN: 008-221-009

WHEREAS, Parcel Map PR 04-0625, an application filed by Wilson Land Surveys, on behalf of Thomas A. Murrell & Searidge Investments, LLC, to subdivide an existing parcel into four parcels ranging in size from 3,150, to 3,848 square feet; and

WHEREAS, the site is located at 2127 Oak Street; and

WHEREAS, the subject site is located in the Residential Multi-Family (RMF-8) land use category and the R2 zoning district; and

WHEREAS, the existing house is proposed to be removed in order to accommodate the 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, a public hearing was conducted by the Planning Commission on March 8, 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 04-0625 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	Tentative Parcel Map
C	Grading/Conceptual Development Plan
D	Plot Plan / Floor Plan
E-1	Floor Plan (First Level) – Front Units
E-2	Floor Plan (Second Level) – Front Units
E-3	Front and Right Elevations – Front Units
E-4	Rear and Left Elevations – Front Units
F-1	Floor Plan (First Level) – Rear Units
F-2	Floor Plan (Second Level) – Rear Units
F-3	Front and Right Elevations – Rear Units
F-4	Rear and Left Elevations – Rear Units

*Note: The reverse Floor Plan of each unit will be placed next to each other (see Exhibit D Plot Plan)

3. PR 04-0625 would allow the subdivision of the existing 14,000 square foot lot into four lots ranging in size from 3,150 square feet to 3,850 square feet, subject to the City Council approving the demolition of the existing house. If the Council does not approve the demolition, the subdivision will need to be resubmitted to show how the existing house can be accommodated.
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. Prior to the recording of the final map, the applicant shall submit an application for a demolition for the existing house to the City Council for review and approval.
6. Prior to the issuance of a building permit for each home, the final architectural elevations shall be reviewed by Staff for substantial compliance. Additional windows or some other form of architectural interest, should be added to the Right Elevation of the rear units (See Exhibit F-3) as suggested by the DRC's initial review on February 28, 2005.
7. Prior to occupancy of any building permit on the Oak Street parcels; curb, gutter and sidewalk shall be repaired on Oak Street at the direction of the City Engineer.
8. Prior to occupancy of any building permit on either alley-fronting parcel; alley paving and ribbon gutter shall be constructed in accordance with City Alley Standard A-17, along with a standard alley approach, from either 21st Street or 22nd Street to the boundary of the permitted property (including its frontage) in accordance with plans approved by the City Engineer.
9. Prior to final map approval, 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 all utility easements necessary, including an easements for water and sewer services to all parcels.
11. Prior to final map approval, all structures on the property must be removed.
12. The applicant will need to enter into an assessment district for a Community Facilities District (CFD) for three of the four parcels of the subdivision. Credit will be given for the fourth parcel based on there be one existing dwelling unit. The final agreement will need to be in a form approved by the City Attorney.

PASSED AND ADOPTED THIS 8th day of March, 2005 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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