

RESOLUTION NO. 05-0040

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 04-0347
(POTTS)
APN: 009-424-029

WHEREAS, Parcel Map PR 04-0347, an application filed by Dan Stewart and Associates, on behalf of Loretta Potts to subdivide an approximate 30,000 square foot lot into two parcels; and

WHEREAS, the site is located at 725 Walnut Drive; and

WHEREAS, the subject site is located in the Residential Single-Family (RSF-4) land use category and the R1 zoning district; and

WHEREAS, the Veterinary Clinic would remain on proposed Parcel 1; and

WHEREAS, the two existing detached garage would remain at be an accessory to the future house on Lot 2; 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 May 10, 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 04-0347 subject to the following conditions of approval:

1. 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>
A	Tentative Parcel Map

2. PR 04-0347 would allow the subdivision of the existing apprixunate 30,000 square foot lot into two parcels where Parcel 1 would be 19,486 square feet and Parcel 2 would be 10,670 square feet. The Vetrinary Clinic would remain on Parcel 1. The existing detached garage would remain an be an accessory to the new single family house.
3. The applicant shall record a constructive notice on Pacel 2 acknowledging that a home would be constructed or the accessory building will be removed at the end of the two year time period.
4. Prior to the recordation of the final map, a new decorative masonry trash enclosure will need to be constructed on Parcel 1. The enclosure shall be constricted of split-face masonry, slump stone, or stucco covered precision block. Metal view obscuring gates will need to be provide for the enclosure as well.
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. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential

development on City services and maintain such services at the standards established in the General Plan.

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent funding being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including adjustments similar to those established for the CFD), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.

7. Prior to recordation of the final map separate sewer and water services must be provided to each parcel.

PASSED AND ADOPTED THIS 10th day of May, 2005 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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