

RESOLUTION NO.: 05-0041

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 05-0022
(THIESSEN)
APN: 025-403-050

WHEREAS, Parcel Map PR 05-0022, an application filed by Donald Thiessen to subdivide a 1.25 acre site into two parcels; and

WHEREAS, the site is located at 2125 Vanderlip Court; and

WHEREAS, the subject site is located in the Commercial Service (CS) land use category and the C3 zoning district; and

WHEREAS, PD 04-005 and Conditional Use Permit 04-010 was approved by the Planning Commission on July 13, 2005, allowing the construction of two buildings totaling 20,950 square feet on the subject site; 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 05-0022 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>
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A	Tentative Parcel Map
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2. PR 05-0022 would allow the subdivision of the existing 1.25 acre site into two parcels, where Parcel 1 would be .82 acres and Parcel 2 would be .43 acres.
3. 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.
4. The flag portion of Parcel 1 out to Prospect Avenue shall not be used for commercial access purposes. Uses shall be limited to landscaping and drainage improvements.
5. In conjunction with the recordation of the final map, the applicant shall record a deed restriction against the property stating that future tenant uses will be restricted to uses that comply with the parking calculations provided on the site plan prepared by Rand Slake dated February 17, 2004, for PD 04-005.
6. All conditions within Resolutions 04-083 and 04-084 shall apply to both parcels within PR 05-0022.

7. In conjunction with the recordation of the final map, the applicant shall record a reciprocal parking and access easements between the two parcels for shared use of the parking areas, driveways and trash enclosures.
8. Separate water and sewer services must be provided to each parcel prior to recordation of the map.

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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