

RESOLUTION NO.: 05-0048

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 05-0088
(MULHOLLAND)
APN: 008-324-007

WHEREAS, Parcel Map PR 05-0088, an application filed by Wilson Land Surveys, on behalf of Mulholland Construction to subdivide a 7,000 square foot lot into three parcels; and

WHEREAS, the site is located at 1435 Pine Street; and

WHEREAS, the subject site is located in the Residential Multi-Family (RMF-12) land use category and the R3 zoning district; and

WHEREAS, the existing house would remain on proposed Parcel 1; and

WHEREAS, two new parcels would be created where Parcel 2 and 3 would be approximately 1,700 square feet; 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 June 14, 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 05-0088 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>
A	Standard Conditions of Approval
B	Tentative Parcel Map
C	Lower Floor Plans
D	Upper Floor Plans
E1-E4	Architectural Elevations

3. PR 04-0114 would allow the subdivision of the existing 7,000 square foot lot into three lots ranging in size where Parcel 1 would be approximately 3,500 square feet, Parcel 2 and Parcel 3 would be approximately 1,700 square feet.

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 issuance of a building permit for each home, the final site plans, architectural elevations (showing architectural details on all four sides) and colors/materials shall be reviewed by the Development Review Committee (DRC).
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.

For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the "HOA") for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

7. Prior to recordation of the final parcel map, curb, gutter and sidewalk shall be repaired on Pine Street.
8. Prior to recordation of the final parcel map, a fire hydrant shall be placed at the southwest corner of 15th and Pine Streets, as required by the Emergency Services Department.
9. Prior to occupancy of any building on Parcels 2 or 3, 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 to 15th Street in accordance with plans approved by the City Engineer.

10. 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.
11. The final parcel map shall include any necessary utility easements including an easement for water services to Parcel 2 and 3 from Pine Street.

PASSED AND ADOPTED THIS 14th day of June, 2005 by the following Roll Call Vote:

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

NOES: None

ABSENT: Flynn

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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