

RESOLUTION NO.: 05-0070

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 05-0066  
(LA QUINTA)  
APN: 025-391-076

WHEREAS, Parcel Map PR 05-0066, an application filed by North Coast Engineering on behalf of Arciero & Sons, Inc. to subdivide a 6-acre site into two parcels; and

WHEREAS, the site is located on the northeast corner of Highway 46 East and Buena Vista Drive; and

WHEREAS, PD 03-016 was approved by the Planning Commission on February 24, 2004, allowing the construction of 101 room hotel and 5,000 square foot restaurant on the subject site; and

WHEREAS, PR 05-0066 would subdivide the 6-acre site into two parcels where Parcel 1 would be 2-acres and include the restaurant and Parcel 2 would be 4- acres and include the hotel; 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 August 9, 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 05-0066 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 05-0066 would allow the subdivision of the existing 6 acre site into two parcels, where Parcel 1 would be 2 acres and Parcel 2 would be 4 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. All conditions within Resolutions 04-021 and 04-022 shall apply to both parcels within PR 05-0066.
5. 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.
6. In conjunction with the recordation of the final map, consistent with Condition No. 14 of Resolution 04-022 to approve PD 03-016, the applicant shall record an open space easement over the oak woodland area along the south side of Experimental Station Road (for both Parcel 1 and Parcel 2). There shall be no building located within this area, the area may be used for outdoor/recreation activities related to the hotel or restaurant. The easement shall be in a form to be approved by the City Attorney. A non-access easement

shall also be recorded along the northern property line, adjacent to Experimental Station Road.

7. Separate water and sewer services must be provided to each parcel prior to recordation of the map.

PASSED AND ADOPTED THIS 9<sup>th</sup> day of August, 2005 by the following Roll Call Vote:

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

NOES: None

ABSENT: Mattke

ABSTAIN: None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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