

RESOLUTION NO: 05-083

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION
FOR PARCEL MAP PR 05-0069
(BRILL)
APN: 008-391-015

WHEREAS, Twin Cities Surveying on behalf of David and Lisa Brill, have submitted applications to subdivide an approximate 14,000 square foot parcel into two parcels and consider accompanying rezone application; and

WHEREAS, the Parcel Map application is specifically for the Brill's property located at 2945 Vine Street, Rezone 05-004 would include all properties in this area of the City zoned R2-B1; and

WHEREAS, the General Plan Land Use designation for the site is RMF-8 (Residential Multi-Family, 8 units per acre), the Zoning designation is R2-B1 (Low Density Residential, 7,500 square foot minimum lot size);

WHEREAS, a request is to subdivide the 14,000 square foot parcel into two parcels, the parcels would be less than 7,500 square feet in size; and

WHEREAS, in conjunction with the Parcel Map, is a request for Rezone 05-004 to omit the 'B-1' designation within the R2 zone, which would bring the zoning designation in conformance with the General Plan and also be consistent with the other R2 zones in this area of the City as well as all other R2 areas Citywide; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, at its September 27, 2005 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefore; and

WHEREAS, public notice of intent to adopt a Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, based on the information and analysis contained in the Initial Study and the

attachments thereto, a determination has been made that the proposed project qualifies for adoption of a Negative Declaration.

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that the proposed project, Tentative Parcel Map PR 05-0069 and Rezone 05-004, will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning Commission (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).
2. Adopt a Negative Declaration for the proposed Planned Development.

PASSED AND ADOPTED THIS 27th day of September, 2005, by the following roll call vote:

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

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

VICE CHAIRMAN ERIC MATTKE

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY