

**RESOLUTION NO.: 05-096**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR TENTATIVE TRACT 2654  
FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SERENADE DRIVE  
AND SOUTH RIVER ROAD; APN : 009-815-007  
APPLICANT – CAMERON FINANCIAL**

**WHEREAS**, this is Tentative Tract 2654, an application filed by Cameron Financial to divide property located at the corner of Serenade Drive and South River Road into 28 parcels of varying sizes; and

**WHEREAS**, the project is consistent with the General Plan land use designation RMF-20 (Residential Multi-Family, High Density) and the Zoning district which is R4-PD (Apartment/Planned Development); and

**WHEREAS**, the existing site is currently vacant; 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**, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed residential project will not result in significant environmental impacts and it is appropriate for the Planning Commission to adopt a Negative Declaration, which is included in a separate resolution; and

**WHEREAS**, the open public hearing was conducted by the Planning Commission on October 25, 2005 to consider facts as presented in the staff report prepared for the tentative tract 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 land division proposed is not likely to cause serious public health problems;
7. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative tract map approval for Tentative Tract 2654 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 designed so that it substantially conforms with the following exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Tract 2654

3. The residential condominium units shall comply with all applicable development standards in the City Zoning Ordinance and Subdivision Ordinance.
4. The applicant shall prepare Covenants, Conditions, and Restrictions to be recorded with the Final Map for the maintenance of development; a copy shall be kept on file with the City.
5. The applicant shall record a common area maintenance agreement for the street, parking areas landscaping, and recreational amenities with the Final Map.
6. The property shall be graded in accordance with the Planned Development prior to final map approval. All drainage devices and erosion control devices shall be installed. Drainage easements shall be provided as necessary on the final map.
7. The Final Map shall not be recorded as a Vesting Map, and shall delete the word "Vesting" on the Final Map.

8. South River Road shall be constructed in accordance with City Arterial Standard A-1. The improvements will include a median beginning at the existing median in South River Road and extending to the South boundary of the project. A left turn pocket shall be provided at Serenade Drive. A paving transition shall be constructed south to the project to accommodate the new median.
9. "A" Street shall be private and shall be improved in accordance with City Standard A-10. A parkway shall be provided between the curb and sidewalk along the west side of "A" Street.
10. Sewer connections for Tract 2654 shall be made at existing manholes.
11. Storm drain inlets in Tract 2654 shall be fitted with environment filtering devices as approved by the City Engineer.
12. All existing overhead utilities along the east side of South River Road shall be relocated underground.

PASSED AND ADOPTED THIS 25<sup>th</sup> day of October, 2005 by the following Roll Call Vote:

AYES: Commissioners – Flynn, Holstine, Hamon, Johnson, Menath and Chair Steinbeck  
NOES: Commissioners – None  
ABSENT: Commissioners – Mattke  
ABSTAIN: Commissioners – None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA  
SECRETARY OF THE PLANNING COMMISSION