

RESOLUTION NO. 05-0111

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR TENTATIVE PARCEL MAP PR 05-0302
(Bruce White)
APN: 009-033-012**

WHEREAS, this is Tentative Parcel Map PR 05-0302, an application filed by Bruce White, to divide a 10,360 s.f. parcel into two single family residential parcels located at 1337 Vine Street; and

WHEREAS, the subject site is located in the RMF-8 land use category and in the R-2 zoning district; and

WHEREAS, the applicant proposes to create two lots that would be 6,743 s.f. and 3,624 s.f. in area; and

WHEREAS, proposed parcel 1 has an existing single family home located on it, and proposed parcel 2 has a storage structure located on it that is intended to be converted into a residence in the future; and

WHEREAS, the proposed map would be consistent with density standards of the R2 zoning district which allows subdivision of a parcel that is 7,000 s.f. or larger into two parcels; and

WHEREAS, the proposed tentative parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Class 15, Minor Land Divisions; and

WHEREAS, the open public hearing was conducted by the Planning Commission on December 13, 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 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 map approval for Tentative Parcel Map PR 05-0302 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.

PLANNING

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 Parcel Map PR 05-0302

3. A Constructive Notice shall be recorded with the Final Map that requires tree protection measures identified in the Arborist Report be employed during construction of future development on Parcel 2, including construction of sewer lines and parking spaces, and that no oak trees shall be removed on this site to accommodate building construction.

ENGINEERING

4. Prior to occupancy of any building permit on Parcel 2, the alley must be improved in accordance with City Standard A-17 from the south boundary of the property north to 14th Street. A standard alley approach is required at 14th Street.
5. Prior to final map approval, the applicant shall reconstruct the existing sidewalk adjacent to the property on Vine Street.
6. Prior to final map approval, the applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.
7. The final parcel map shall include all utility easements necessary, including easements for water and sewer services.

PASSED AND ADOPTED THIS 13th day of December, 2005 by the following Roll Call Vote:

AYES: Commissioners – Meneth, Johnson, Flynn, Hamon, Holstein, Mattke and Chair Steinbeck
NOES: Commissioners –
ABSENT: Commissioner –
ABSTAIN: Commissioners -

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA
SECRETARY OF THE PLANNING COMMISSION