

RESOLUTION NO. 06-033

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
TRACT 2741
(DAVID & MARY WEYRICH)
APN: 025-391-078

WHEREAS, Tract 2741, an application filed by Wilson Land Surveys on behalf of David and Mary Weyrich, to convert an existing 12-unit apartment complex into 12 condominium units; and

WHEREAS, Tract 2741 is located at 1012-1034 Experimental Station Drive; and

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

WHEREAS, as a result of this conversion, there would be no physical change to the site or the buildings, except for the construction of two carports over 12 of the existing parking spaces; and

WHEREAS, the proposed tract map is Categorically Exempt from environmental review per Section 15301(k) and 15303(e) 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 May 9, 2006 to consider facts as presented in the staff report prepared for the tentative tract 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 tract 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 Tentative Tract 2741 subject to the following conditions of approval:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Tentative Tract Map

2. This Tentative Tract Map 2741 authorizes the conversion of the existing 12 apartment units into 12 condominiums.
3. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits A, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
4. Prior to the recordation of the final map, the carports shall be constructed and approved by the City.

PASSED AND ADOPTED THIS 9th day of May, 2006 by the following Roll Call Vote:

AYES: Steinbeck, Menath, Holstine, Flynn, Withers
NOES: None
ABSENT: Hamon
ABSTAIN: None

CHAIRMAN, JOHN HAMON

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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