

RESOLUTION NO.: 06-0054

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 06-0049
(LARRACHE LAND CO.)

APN: 008-081-013

WHEREAS, Larrache Land Company is requesting to subdivide the existing 1-acre site into three lots, where Dave Foltz Automotive would be located on Parcel 1, Napa Auto Parts would be located on Parcel 2, and a new 16,000 square foot lot would be created for future development; and

WHEREAS, the site is located on the west side of Riverside Avenue between 28th and 30th Streets; and

WHEREAS, the General Plan land use designation for this site is CS (Commercial Service) and the Zoning designation is C3 (Commercial / Light-Industrial); and

WHEREAS, Table 21.16.200 of the Zoning Code indicates that minimum lot size in the C3 zone is 5,000 square feet; 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 July 11, 2006, 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 in that it provides for commercial/light-industrial development;

2. As conditioned 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 06-0049 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:

EXHIBIT	DESCRIPTION
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A	Tentative Parcel Map
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2. PR 06-0049 would allow the subdivision of the existing 1-acre site into three lots, where Dave Foltz Automotive would be located on Parcel 1, Napa Auto Parts would be located on Parcel 2, and a new 16,000 square foot parcel would be created for future development.
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. Prior to the recordation of the map, each parcel shall have its own separate water and sewer services to the satisfaction of the City Engineer.
5. The project shall be incorporated into the Emergency Services Run Book.

PASSED AND ADOPTED THIS 11th day of July, 2006 by the following Roll Call Vote:

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

NOES: None

ABSENT: Withers

ABSTAIN: None

CHAIRMAN, JOHN HAMON

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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