

RESOLUTION NO.: 06-0080

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 06-0096  
(OTTOMAN)  
APN: 025-402-022

WHEREAS, Parcel Map PR 06-0096, an application filed by Dan Stewart & Associates, on behalf of Geraldine Ottoman to subdivide a 1-acre parcel from the existing 6.39-acre parcel; and

WHEREAS, the site is located at 1644 Kleck Road; and

WHEREAS, the subject site is located in the Residential Multi-Family (RSF-3) land use category and the R1-PD-3 zoning district; and

WHEREAS, the existing house would remain on proposed Parcel 1; 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 October 10, 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, which supports residential development at a density of three units per acre;
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 Parcel Map PR 06-0096 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 constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Tentative Parcel Map

3. PR 06-0046 would allow the subdivision of the existing 6.39 acre site into two lots where Parcel 1 would be 5.39, Parcel 2 would be 1-acre. The existing house would remain on Parcel 1. The existing shed would be removed.
4. While the General Plan, Zoning and Union 46 Specific plan would allow for this 6.39-acre site to be subdivided into multiple parcels, the request at this time is to create a 1-acre parcel for the construction of a new single family home for a member of the Ottman Family. The creation of this 1-acre lot may prevent future subdivision of Parcel 1 and 2 to the maximum density allowed depending on house placement, access and utilities. In the future, if further subdivision is requested, a separate subdivision map would need to be reviewed by the City.
5. 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.

6. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall, in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time.

For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the "HOA") for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

7. Prior to final map approval, the applicant shall enter into an agreement with the users of the common drive way for common maintenance.
8. Prior to final map approval, the applicant shall construct a 16-foot wide driveway in a 20-foot wide easement to Parcel 2.
9. Prior to final map approval, the applicant shall underground all utility lines along the south boundary of the property and the overhead lines to the existing house.
10. Prior to final map approval, the applicant shall connect the existing house to City water and sewer and shall abandon the existing well in accordance with County Health Department standards.
11. The final parcel map shall include all utility easements necessary, including easements for water and sewer services.
12. Provide fire sprinler systems to any future development on Parcel 2.
13. Provide an approved turn around at Parcel 2.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of October, 2006 by the following Roll Call Vote:

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

NOES: None

ABSENT: Menath

ABSTAIN: None

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CHAIRMAN, JOHN HAMON

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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