

RESOLUTION NO.: 07-0029

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 06-0214
(HALFERTY DEVELOPMENT)
APN: 009-814-034 & 035

WHEREAS, Parcel Map PR 06-0214, an application filed by North Coast Engineering on behalf of Halferty Development Company, to further subdivide the existing shopping center so that the newly constructed North and South Shops can be on separate parcels; and

WHEREAS, the site is located at 90 & 160 Niblick Road; and

WHEREAS, the subject site is located in the Regional Commercial (RC) land use category and the Regional Commercial, RC zoning district; 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 March 13, 2007, 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 by providing regional commercial type 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 design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
5. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;

6. 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 06-0214 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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A	Tentative Parcel Map PR 06-0214
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2. All conditions within Resolutions 92-072, 073, 074 & 075 approving the original shopping center (Woodland Plaza II) shall remain in full effect.
3. All necessary reciprocal parking and access agreements shall be recorded with the final map.

PASSED AND ADOPTED THIS 13th day of March, 2007 by the following Roll Call Vote:

AYES: Johnson, Menath, Flynn, Tretch, Withers, Steinbeck

NOES: None

ABSENT: Holstine

ABSTAIN: None

CHAIRMAN PRO TEM STEINBECK

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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