

RESOLUTION NO.: 07-0044

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 07-010  
(THIESSEN)  
APN: 025-403-050

WHEREAS, Parcel Map PR 07-010, an application filed by Twin Cities Surveying on behalf of Donald Thiessen to subdivide a .82 acre site four parcels; and

WHEREAS, the site is located at 2127 Vanderlip Court; and

WHEREAS, the subject site is located in the Commercial Service (CS) land use category and the C3 zoning district; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 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 April 10, 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;
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 07-010 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>
A	Tentative Parcel Map

2. PR 07-010 would allow the subdivision of the existing .82-acre site into four parcels, ranging in size from 6,000 square feet to 10,700 square feet. The subdivision would also subdivide the exiting building into four separate units for individual ownership.
3. A reciprocal parking, access and utility easement shall be provided for all areas outside of the building footprint (on the east side of the building).
4. Prior to the recordation of the parcel map, the applicant shall meet all necessary codes in relation to the requirements for separate buildings with regards to proximity to property lines, disabled access and sanitary facilities. Plans will need to be provided that insure that all of the necessary easements are in place and that each building/parcel is served by separate utilites including fire protection facilities, to the satisfaction of the Building Official.
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 flag portion of the most southerly parcel out to Prospect Avenue shall not be used for commercial access purposes. Uses shall be limited to landscaping and drainage improvements. This information shall be recorded against the title of this southerly parcel (shown as 2127-A on the tentative map).
7. In conjunction with the recordation of the final map, the applicant shall record a deed restriction against the property stating that future tenant uses will be restricted to uses

that comply with the parking calculations provided on the site plan prepared by Rand Slake dated February 17, 2004, for PD 04-005.

8. All conditions within Resolutions 04-083 and 04-084 shall apply to all parcels within PR 07-010.
9. In conjunction with the recordation of the final map, the applicant shall record a reciprocal parking and access easements between the four parcels for shared use of the parking areas, driveways and trash enclosures.
10. Separate water and sewer services must be provided to each parcel prior to recordation of the map.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of April, 2007 by the following Roll Call Vote:

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

NOES: None

ABSENT: Holstine

ABSTAIN: None

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CHAIRMAN, MARGARET HOLSTINE

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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