

RESOLUTION NO.: 07-098

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 07-0157
(KENNEDY)
APN: 009-815-018

WHEREAS, Kirk Consulting on behalf of Kevin Kennedy has filed an application for PR 07-0157 requesting to subdivide the existing 4.86-acre site into three lots, where Parcel 1 would be approximately 4-acres, Parcel 2 would be 5,430 square feet and Parcel 3 would be 5,479 square feet; and

WHEREAS, the site is located at 500 South River Road; and

WHEREAS, the Kennedy Club Fitness along with two commercial buildings were approved by the Planning Commission with PD 04-011 on September 14, 2004; and

WHEREAS, all three buildings are currently under construction and near completion; and

WHEREAS, the General Plan land use and the Zoning designations are RC (Regional Commercial); and

WHEREAS, as a result of the subdivision, Kennedy Club Fitness along with the parking areas would be located on Parcel 1, each of the commercial buildings would be located on Lots 2 and 3; and

WHEREAS, reciprocal parking and access easements will be recorded over the parking lot areas to allow for reciprocal use of the driveway and parking areas for all three buildings; 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 December 11, 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 in that it provides for regional commercial 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, including Section 21.16G of the Zoning Code related to the creation of lots within the RC district;
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 07-0157 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 07-0175 would allow the subdivision of the existing 4.86-acre site into three lots, where Parcel 1 would be approximately 4-acres, Parcel 2 would be approximately 5,430 square feet and Parcel 3 would be 5,479 square feet.
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. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

5. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.
6. In conjunction with the recordation of the final map, a reciprocal parking and access easement benefiting all three parcels and buildings shall be recorded over all the parking lot and driveway areas.

PASSED AND ADOPTED THIS 11th day of December, 2007 by the following Roll Call Vote:

AYES: Johnson, Flynn, Hodgkin, Johnson, Peterson, Holstine

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION