

RESOLUTION NO. 08-007

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 07-0197  
(DOYLE WHITE)  
APN: 008-325-001

WHEREAS, Parcel Map PR 07-0197, an application filed by Pamela Jardini, on behalf of Doyle White to subdivide a 7,000 square foot lot into two parcels; and

WHEREAS, the site is located at 920, 922 & 924 16<sup>th</sup> Street, which is the southeast corner of 16<sup>th</sup> Street and Pine Street; and

WHEREAS, the subject site is located in the Residential Multi-Family (RMF-12) land use category and the R3 zoning district; and

WHEREAS, as a result of the parcel map, the existing house with detached garage (920 16<sup>th</sup> Street) would be located on Parcel 2, which would be 4,494 square feet, and the newly constructed duplex (922 & 924 16<sup>th</sup> Street) would be located on Parcel 1 would be 3,993 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 January 22, 2008, 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 infill development within close proximity to schools, shopping and other services;
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 as demonstrated with the proposed site plans;

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;
7. The fulfillment of the construction requirement noted in condition No. 6 below is a necessary prerequisite to the orderly development of the surrounding area.

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 07-0197 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.

PLANNING

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	Tentative Parcel Map

3. PR 07-0197 would allow the subdivision of the existing 7,000 square foot lot into two lots where as a result of the parcel map, the existing house with detached garage (920 16<sup>th</sup> Street) would be located on Parcel 2, which would be 4,494 square feet, and the newly constructed duplex (922 & 924 16<sup>th</sup> Street) would be located on Parcel 1 would be 3,993 square feet.
4. 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.

5. Prior to recordation of the final parcel map, the sewer line serving the existing residence on Parcel 2 must be relocated across Parcel 1 and tied directly to the Pine Street sewer main. The final map shall include a private sewer easement across Parcel 1 for the benefit of Parcel 2.
6. Prior to recordation of the final parcel map, a new sewer lateral must be constructed to Pine Street to serve the existing residence on Parcel 2. The final map shall include a private sewer easement across Parcel 1 for the benefit of Parcel 2.
7. This project approval shall expire on Jan 22, 2010 unless a time extension request is filed with the Community Development Department prior to expiration.
8. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
9. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
10. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
11. 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.

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of January, 2008 by the following Roll Call Vote:

AYES: Hodgkin, Holstine, Treach, Peterson, Johnson, Steinbeck  
 NOES: None  
 ABSENT: Flynn  
 ABSTAIN: None

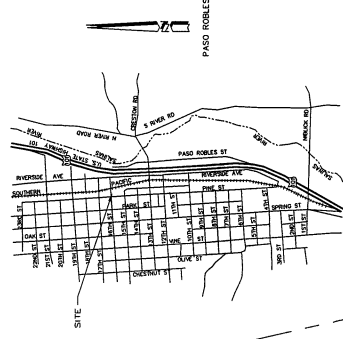
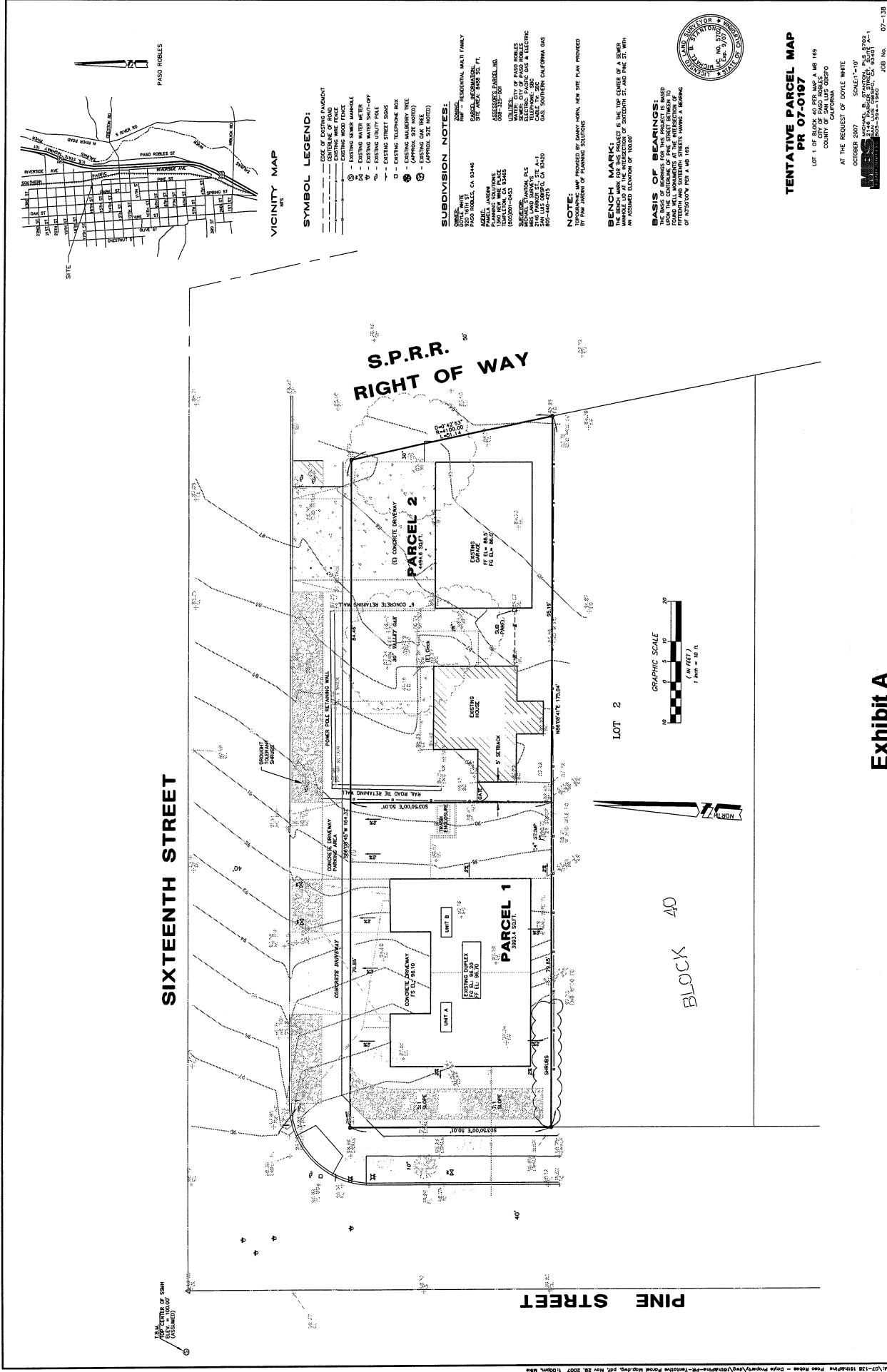
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CHAIRMAN, ED STEINBECK

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION



VICINITY MAP

**SYMBOL LEGEND:**

- - - - - SIDE OF EXISTING PARADONT
- — — — — CENTERLINE OF ROAD
- — — — — EXISTING SIDEWALK
- — — — — EXISTING WOOD FENCE
- — EXISTING SEWER MANHOLE
- — EXISTING WATER METER
- — EXISTING UTILITY POLE
- — — — — EXISTING STREET LIGHT
- — EXISTING TELEPHONE BOX
- — EXISTING TELEPHONE BOOTH
- — EXISTING GAS METER
- — EXISTING OAK TREE (APPROX. SIZE NOTED)

**SUBMISSION NOTES:**

OWNER: RESIDENTIAL WEST FAMILY  
 3025 WILSON ST.  
 PASO ROBLES, CA 92566  
 SITE AREA: 2.50 ACRES  
 PARCEL AREA: 0.45 ACRES  
 ADJACENT PARCELS:  
 1. 3025 WILSON ST. (S. 1/4)  
 2. 3027 WILSON ST. (S. 1/4)  
 3. 3029 WILSON ST. (S. 1/4)  
 4. 3031 WILSON ST. (S. 1/4)  
 5. 3033 WILSON ST. (S. 1/4)  
 6. 3035 WILSON ST. (S. 1/4)  
 7. 3037 WILSON ST. (S. 1/4)  
 8. 3039 WILSON ST. (S. 1/4)  
 9. 3041 WILSON ST. (S. 1/4)  
 10. 3043 WILSON ST. (S. 1/4)  
 11. 3045 WILSON ST. (S. 1/4)  
 12. 3047 WILSON ST. (S. 1/4)  
 13. 3049 WILSON ST. (S. 1/4)  
 14. 3051 WILSON ST. (S. 1/4)  
 15. 3053 WILSON ST. (S. 1/4)  
 16. 3055 WILSON ST. (S. 1/4)  
 17. 3057 WILSON ST. (S. 1/4)  
 18. 3059 WILSON ST. (S. 1/4)  
 19. 3061 WILSON ST. (S. 1/4)  
 20. 3063 WILSON ST. (S. 1/4)

**NOTE:**  
 THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE SITE PLAN PROVIDED BY THE APPLICANT TO DETERMINE IF THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PASO ROBLES.

**BENCH MARK:**  
 THE BENCH MARK FOR THIS PROJECT IS THE TOP CENTER OF A SEWER MANHOLE LOCATED AT THE INTERSECTION OF SIXTEENTH STREET AND PINE STREET.

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON THE NORTH-SOUTH LINE OF THE SECTION 16 FOUND NEARLY MONUMENTS AT THE INTERSECTION OF SIXTEENTH STREET AND PINE STREET HAVING A BEARING OF N 89° 59' 53" W 101.11 FT.



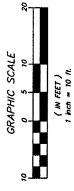
**TENTATIVE PARCEL MAP  
 PR 07-0197**

LOT 1 OF BLOCK 40 SEC. 16 T. 11 N. R. 10 E.  
 CITY OF PASO ROBLES  
 COUNTY OF SAN LUIS OBISPO  
 CALIFORNIA

AT THE REQUEST OF DOYLE WHITE  
 OCTOBER 2007  
 SCALE: 1"=10'

DATE OF PREPARATION: OCTOBER 2007  
 DATE OF REVISION: OCTOBER 2007  
 DRAWN BY: JAMES R. DOYLE  
 CHECKED BY: JAMES R. DOYLE  
 405 PASEO  
 07-133

**Exhibit A  
 PR 07-0197  
 920, 922 & 924 16th Street  
 (Doyle White)**



LOT 2

BLOCK 40

PINE STREET

SIXTEENTH STREET

S.P.R.R.  
 RIGHT OF WAY

PARCEL 2

PARCEL 1

TOP CENTER OF SEWER  
 MANHOLE