

RESOLUTION NO. 12-018

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 12-0001  
(COLIN WEYRICK)  
APN: 008-247-017

WHEREAS, Parcel Map PR 12-0001, an application filed by North Coast Engineering, on behalf of Colin Weyrick to subdivide a 13,500 square foot lot into two parcels; and

WHEREAS, the site is located at 2041 & 2049 Riverside Avenue; and

WHEREAS, the General Plan land use designation for the site is CS (Commercial Service). The Zoning designation is RC (Riverside Corridor); and

WHEREAS, the proposed subdivision would subdivide the lot so that each of the apartment buildings would be on a separate parcel, there is no construction proposed with this parcel map; 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 April 24, 2012, 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.

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 12-0001 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:

EXHIBIT	DESCRIPTION
A	Tentative Parcel Map

2. PR 12-0001 would allow the subdivision of the existing 13,500 square foot lot into two lots where as a result of the parcel map, each of the existing apartment buildings would be located on separate parcels.
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. This project approval shall expire on April 24, 2014 unless a time extension request is filed with the Community Development Department prior to expiration.
5. 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.
6. 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.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of April, 2012 by the following Roll Call Vote:

AYES: Commissioners Holstine, Gregory, Barth, Vanderlip and Chairman Garcia

NOES: None

ABSENT: Commissioners Trench and Peterson

ABSTAIN: None

  
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AL GARCIA, CHAIRMAN

ATTEST:  
  
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ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

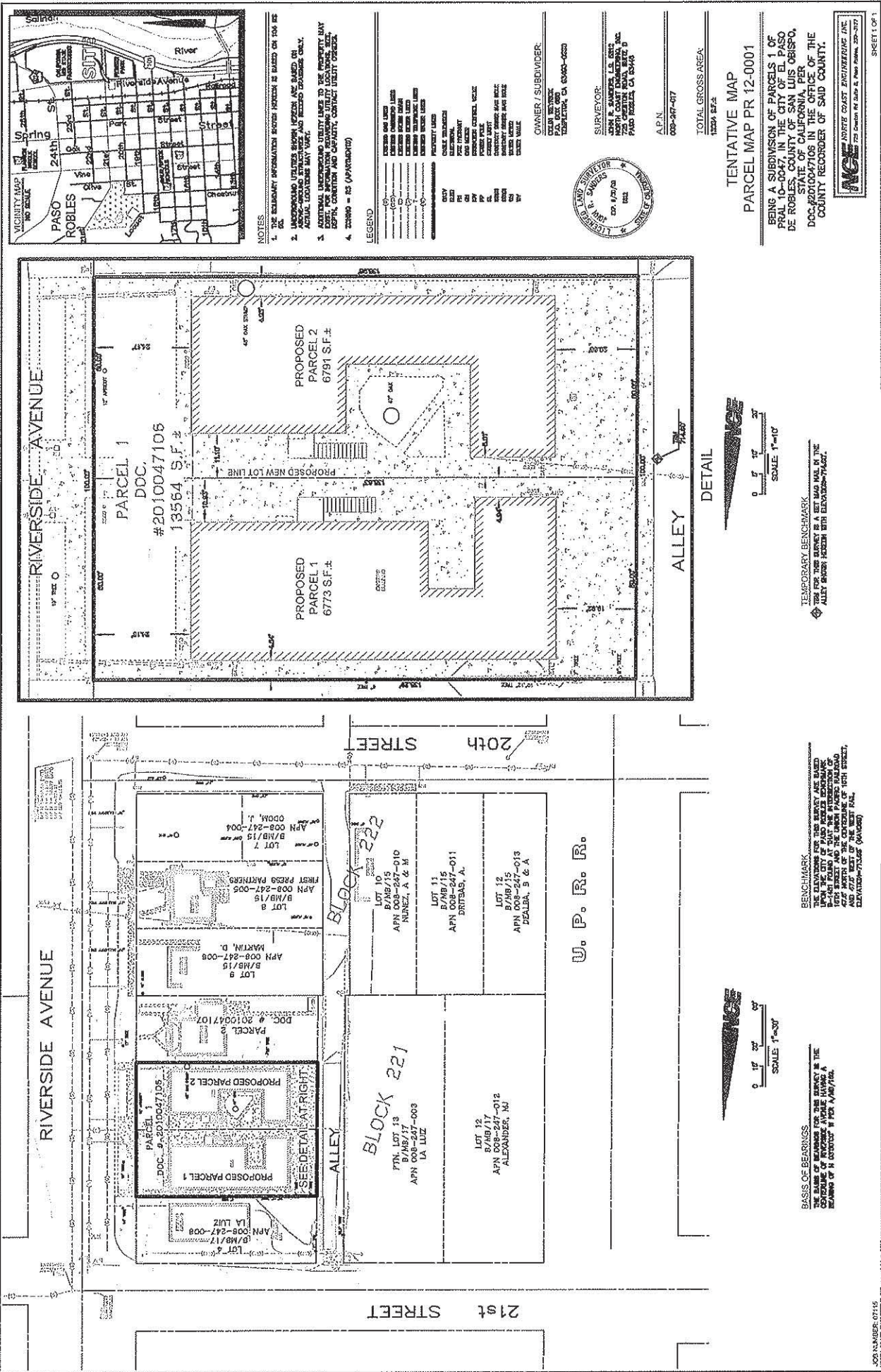


Exhibit A  
Tentative Parcel Map  
Parcel Map PR 12-001  
(Weyrick)