

RESOLUTION NO. 14-032

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING TENTATIVE PARCEL MAP PR 13-0068  
APN: 009-221-023  
APPLICANT - ERNST

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WHEREAS, Tentative Parcel Map PR 13-0068, an application filed by North Coast Engineering, on behalf of Don Ernst, to create four parcels through the subdivision of an existing 2.38 acre parcel into three (3) individual parcels and inclusion of an adjacent parcel from a previous tract through the adjustment of a lot line; and

WHEREAS, the proposed subdivision would create four lots with Lot 1 to be 49,311 sq. ft., Lot 2 to be 113,817 sq. ft., Lot 3 to be 20,302 sq. ft., and Lot 4 to be 27,764 sq. ft.; and

WHEREAS, the site is located west of the intersection of Merryhill Drive and Pacific Avenue; and

WHEREAS, the subject site is located in the Residential Single Family (RSF-3) land use category, and the R-1 zoning district; and

WHEREAS, an existing house is currently located on Lot 1 and is proposed to remain; and

WHEREAS, the proposed map would be consistent with the Zoning Code Section 21.16E.030, Density of Residential Development; and

WHEREAS, the proposed tentative parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Class 15, Minor Land Divisions; 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;
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 land division proposed is not likely to cause serious public health problems;

7. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and 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 Tentative Parcel Map PR 13-0068 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.

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Tentative Parcel Map PR 13-0068

2. PR 13-0068 would create four lots through the subdivision of an existing 2.38 acre lot into three lots of 49,311 sq. ft. (Lot 1), 20,302 sq. ft. (Lot 3), and 27,764 sq. ft. (Lot 4) respectively; and expansion in size of an adjacent lot (Lot 2) through a lot line adjustment from 2.41 acres to 2.61 acres.
3. Prior to the issuance of any building permits, detailed site plans and landscaping plans shall be reviewed by the Development Review Committee. All development standards within the Zoning Code shall apply.
4. Prior to recordation of the Final Map, the improvements associated with Tract 2071 will need to be completed, which are required by the Subdivision Improvement Agreement.
5. The Final Map shall include a 50 foot wide vehicle access easement from Pacific Avenue through the property line of Lot 2 in favor of Lots 1, 3, and 4. Additionally, the Final Map shall include a public utility, public water, private sewer, drainage, and emergency access easement.
6. The Final Map shall reflect a modification of moving the property line of Lot 2 to the location shown on the Tentative Parcel Map.

PASSED AND ADOPTED THIS 25<sup>th</sup> day of November, 2014 by the following Roll Call Vote:

AYES: Gregory, Garcia, Donaldson, Vanderlip, Barth  
NOES: None  
ABSENT: Rollins, Cooper  
ABSTAIN: None



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DOUG BARTH, CHAIRMAN

ATTEST:



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ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION