

RESOLUTION NO. 15-030

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING VESTING TENTATIVE  
PARCEL MAP PR 15-0081 (2 LOTS)  
(BONELLI)  
APN: 009-247-001

WHEREAS, Vesting Tentative Parcel Map PR 15-0081, an application filed by William Bonelli to subdivide a 7,000 square foot lot into two parcels of 3,558 and 3,439 square feet, at 544 Oak Street; and

WHEREAS, the General Plan land use designation for the site is RMF-8 (Residential Multi-Family, 8 units per acre). The Zoning designation is T3-N within the Uptown Town Centre Specific Plan; and

WHEREAS, the proposed subdivision would subdivide the lot so that each of the existing houses would be located on separate parcels; 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 November 10, 2015, 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 Uptown Town Centre Specific Plan;
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 15-0081 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	Vesting Tentative Parcel Map

2. Vesting Tentative Parcel Map PR 15-0081 would allow the subdivision of the existing 7,000 square foot lot into two lots, where as a result of the parcel map Parcel 1 would be 3,558 square feet and Parcel 2 would be 3,439 square feet as shown on Exhibit A.
3. This project approval shall expire on November 10, 2017 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
4. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
5. Prior to any plan check the applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
6. Prior to the issuance of Certificate of Occupancy, the applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
7. Prior to the issuance of a Certificate of Occupancy, all final property corners shall be installed.
8. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on an 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.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of November, 2015 by the following Roll Call Vote:

AYES: Brennan, Donaldson, Cooper, Rollins, Burgett, Barth , Vanderlip

NOES:

ABSENT:

ABSTAIN:

ATTEST:

  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

  
VINCE VANDERLIP, CHAIRMAN

