

RESOLUTION PC 17-044

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
ADOPTING TENTATIVE PARCEL MAP PR 16-0231
APPLICANT – MICHAEL MULLAHEY
APN: 025-423-005 and 023**

WHEREAS, North Coast Engineering, on behalf of Michael Mullahey, has filed an application requesting consideration of the following land use changes and entitlements in connection with the Mullahey Chrysler Dealership General Plan Amendment (the “Project”):

- **General Plan Amendment 16-001:** to change the existing land use designations as follows:
 - **Parcel 1 (PR 16-0231):** Business Park to Commercial Services
 - **Parcel 2 (PR 16-0231):** no change, remains Business Park

- **Rezone 16-002:** to change the existing zoning designations as follows (See Rezone Exhibit, Attachment 4):
 - **Parcel 1 (PR 16-0231):** PM (Planned Industrial) to C3 (Commercial/Light Industrial)
 - **Parcel 2 (PR 16-0231):** no change, remains PM (Planned Industrial)

- **Vesting Tentative Parcel Map 16-0231:**
to subdivide a 1.8 acre site (APN 025-423-005) into two (2) parcels, where Parcel 1 would be .8 acres, and Parcel 2 would be 1 acre,

and;

WHEREAS, Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City’s Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment; and

WHEREAS, the circulation period for the Negative Declaration is September 5, 2017 to October 3, 2017, the information contained in the Initial Study prepared for this project, concludes that there is no substantial evidence that this project would have significant adverse effects on the environment and recommends that the City Council approve the Negative Declaration; and

WHEREAS, at a meeting held on September 12, 2017, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve the Negative Declaration;
- d. Recommended that the City Council approve Vesting Tentative Parcel Map PR 16-0231; and

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles recommends as follows:

SECTION 1: Findings Map: 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:

- a. Vesting Tentative Parcel Map PR 16-0231 will be consistent, in part, with the General Plan Land Use Element, and will specifically support the intent of LU-1, by providing opportunities for new commercial and industrial development.
- b. Vesting Tentative Parcel Map PR 16-0231 will allow for the continuation of business park type uses in close proximity to the Airport.
- c. Vesting Tentative Parcel Map PR 16-0231 will provide for orderly growth and development, including extension of streets and utilities necessary to serve the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby recommend that the City Council approve Vesting Tentative Parcel Map PR 16-0231, subject to the following:

Exhibit A Project Conditions
Exhibit B Vesting Tentative Parcel Map PR 16-0231

PASSED AND ADOPTED THIS 12th day of September, 2017 by the following Roll Call Vote:

AYES: Commissioners Barth, Davis, Agredano, Jorgensen, Brennan and Chairman Donaldson
NOES: Commissioner Rollins
ABSENT:
ABSTAIN:



JOHN DONALDSON, CHAIRMAN

ATTEST:



WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A Project Conditions

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
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- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

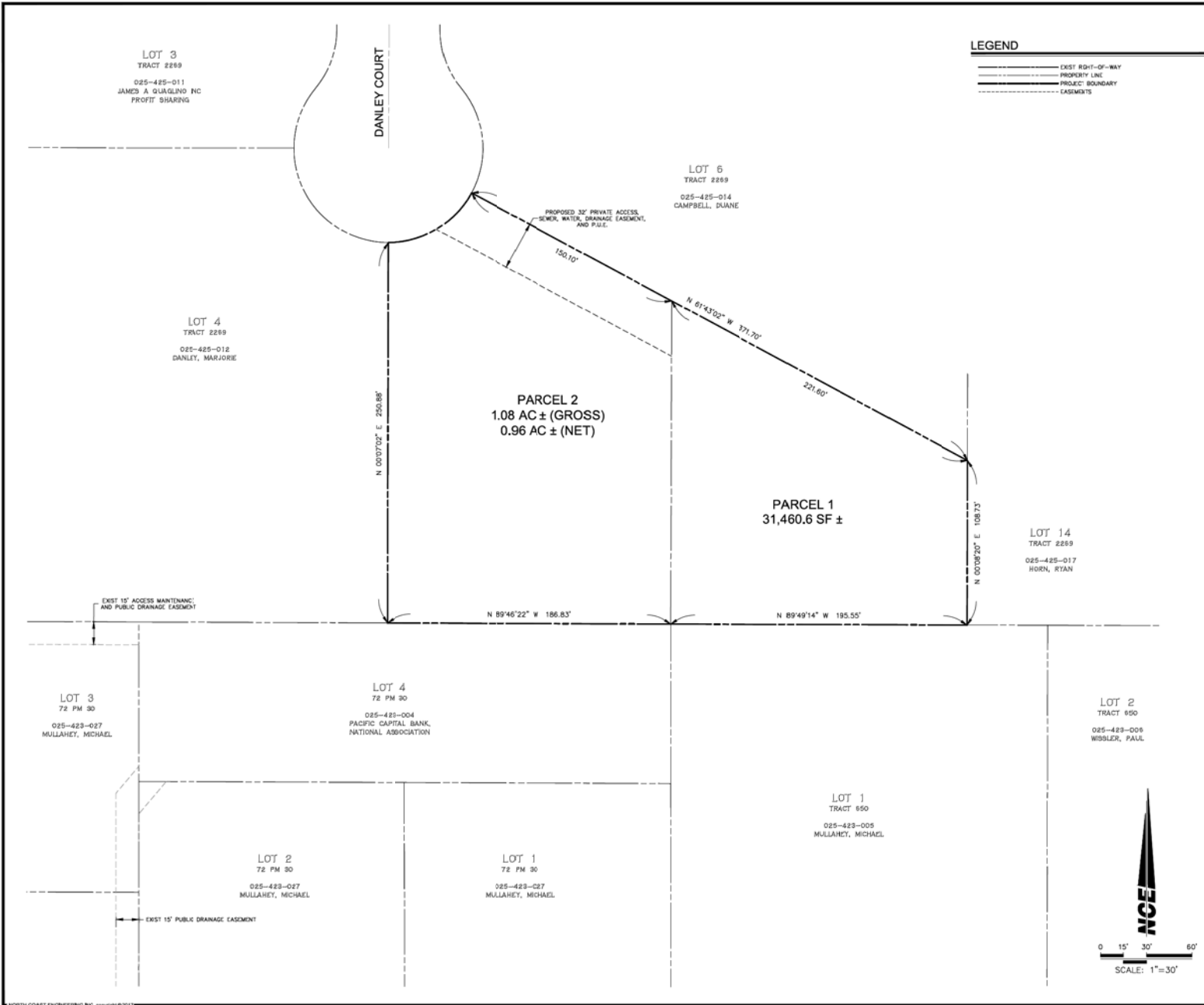
Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and

satisfaction of the City Engineer:

- a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
- a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
12. All final property corners shall be installed.
13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

EXHIBIT - B



LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA	1.80 ACRES (78,556.3 SQ FT)
TOTAL LOTS	2
RECORD OWNER	MICHAEL & DIANE MULLAHEY FAMILY TRUST / 520 S. EUCLID, LLC
APPLICANT	MICHAEL MULLAHEY 2520 GOLDEN HILL ROAD PASO ROBLES, CALIFORNIA 93446
SURVEYOR	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B PASO ROBLES, CA 93466 JOHN SANDERS L.S. 5812 CONTACT: JOHN SANDERS (805) 239-3127
A.P.N.	025-425-013
PROPOSED USE OF PROPERTY	COMMERCIAL



SHEET INDEX

1. VESTING TENTATIVE PARCEL MAP
2. PRELIMINARY GRADING & DRAINAGE PLAN
3. OVERALL SITE PLAN
4. PRELIMINARY LANDSCAPE PLAN

VESTING TENTATIVE PARCEL MAP PR 16-0231

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 5 OF TRACT 2259, ACCORDING TO THE MAP RECORDED IN BOOK 19 OF TRACT MAPS, AT PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

725 CRESTON ROAD, SUITE B PASO ROBLES, CA 805.239.3127

NCE
NORTH COAST ENGINEERS

