

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 05-0378 for Recordation (Conner)
DATE: December 4, 2007

Needs: That the City Council consider steps toward finalizing development plans for a residential development and subdivision.

Facts: 1. Applicant Dan Conner has requested that Parcel Map PR 05-0378 be accepted by the City for recordation. Parcel Map PR 05-0378 is located at 519 and 521 3rd Street.

**Analysis
and**

Conclusion: Parcel Map PR 05-0378 was tentatively approved by the Planning Commission on May 8, 2007. All conditions imposed by the Planning Commission have been satisfied. This subdivision creates two condominium units from an existing duplex. No annexation to the Community Facilities District will be required since both residential units were built prior to the subdivision.

Policy

Reference: General Plan
California Government Code Section 66462 (“Subdivision Map Act”)
Paso Robles Municipal Code Section 22.16.160

Fiscal

Impact: Residential units exist therefore no annexation to the Community Facilities District for public services is required.

Options: That the City Council accept the subject map and agreement by taking the following actions:

- a.** Adopt Resolution No. 07-xx accepting the recordation of Parcel Map PR 05-0378, a two-unit condominium subdivision located at 519 and 521 3rd Street.
- b.** Amend, modify, or reject the above option.

Attachments: (2)

- 1) Vicinity/Reduced size parcel map
- 2) Resolution Final Map

PARCEL MAP PR 05-0378

A ONE PARCEL SUBDIVISION FOR CONDOMINIUM PURPOSES AS FILED IN BOOK 61, PAGE 45.46 OF PARCEL MAPS, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAN CONNER IN DECEMBER, 2007. THE SURVEY WAS CONDUCTED IN FULLY CONFORMANCE WITH THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I ALSO STATE THAT ALL OF THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



W.M. E. TOUCHON L.S. 4845 (EXP. 9-30-2008)

OWNERS' STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

DAN D. CONNER, TRUSTEE
ROBERTA A. CONNER, TRUSTEE

RA HESS TRUST DATED JULY 1, 1988

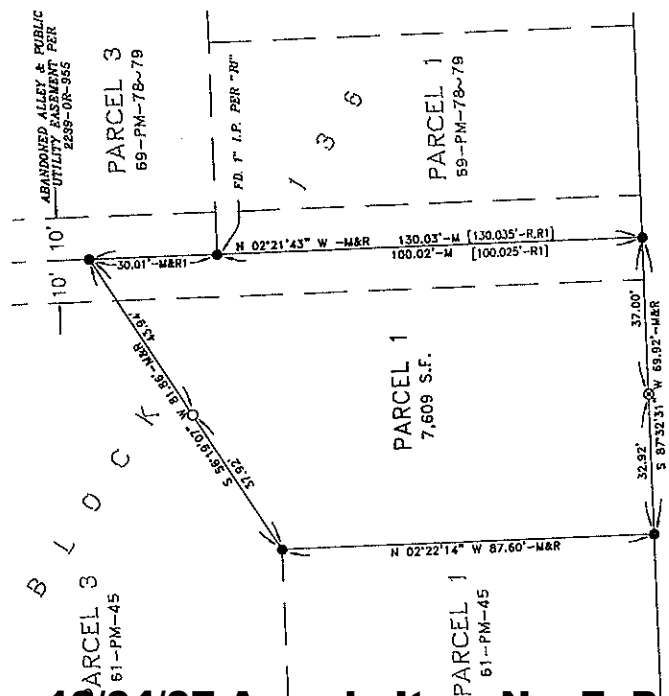
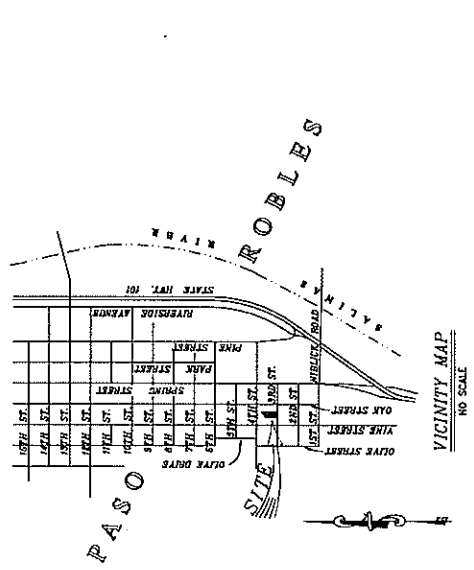
ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF SAN LUIS OBISPO

ON _____, 2007, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DAN D. CONNER AND ROBERTA A. CONNER, PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS WITHIN AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES AND THE JOINT ACT OF THE PERSONS, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE _____ NAME PRINTED _____
COUNTY OF COMMISSION: _____ EXP. DATE: _____
COMMISSION NO.: _____



30' 10' 0' 20' 40'
SCALE: 1"=20 FT.

3RD STREET

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED 'PARCEL MAP PR 05-0378'. THE MAP CONFORMS TO THE REQUIREMENTS OF THE SURVEYING MAP ACT, AS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN E. FALKENSTEIN, CITY ENGINEER
P.E. 43760 (LIC. EXPIRES 6/30/2008)
CITY OF EL PASO DE ROBLES
DATE _____

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED 'PARCEL MAP PR 05-0378'. THE MAP CONFORMS TO THE REQUIREMENTS OF THE SURVEYING MAP ACT, AS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RONALD WEISSMANN, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF EL PASO DE ROBLES
DATE _____

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY ENGINEER'S AND PLANNING COMMISSION'S STATEMENTS HEREOF, _____, 2007, APPROVE THE MAP OF PARCEL MAP PR 05-0378 SHOWN HEREOF.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2007.

DENNIS FANSLER, CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2007, AT _____ M.
IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF W.M. E. TOUCHON.
DOC. NO.: _____
JULIE J. BRODEUR, COUNTY RECORDER
BY: _____
DEPUTY

TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834 - IN 06228
SHEET 1 OF 1

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0378 FOR RECORDATION
(CONNER)

WHEREAS, the subdivider of tentative Parcel Map PR 05-0378, located at 519 and 521 3rd Street, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) condominium units on a 0.17 acre lot; and

WHEREAS, all conditions of approval for this subdivision have been satisfied by the subdivider; and

WHEREAS, City staff has reviewed the final parcel map and finds it to be in substantial conformance with the approved tentative map and technically correct.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council of the City of Paso Robles does hereby approve the final map for Parcel Map PR 05-0378 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4th day of December, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk