

RESOLUTION NO. 99-02

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 98-135 (BRYANT)
APN: 009-082-024 & 027

WHEREAS, Parcel Map PR 98-135, an application filed by Dan Stewart, on behalf of Jacqueline Bryant, to subdivide two parcels with an approximate total area of 1.29 acres into three lots, located at 1025 Olive Street, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 24, 1998 to consider facts as presented in the staff report prepared for the parcel map application, and to accept public testimony regarding the proposed parcel split, and

WHEREAS, the Planning Commission on November 24, 1998, granted the approval of Tentative Parcel Map 98-135, and

WHEREAS, An appeal was filed by Dr. B.R. Bryant on November 25, 1998, to request the City to require a recorded easement on Lot 1 of PR 98-135 in favor of his property to the north, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel maps are consistent with the adopted General Plan for the City of El Paso de Robles;
2. 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 design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. 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;
8. The construction of the required improvements noted herein, within the specified time frames noted herein, are necessary to assure orderly development of the surrounding area;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 98-135 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.

SITE SPECIFIC CONDITIONS OF APPROVAL:

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

COMMUNITY DEVELOPMENT

2. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

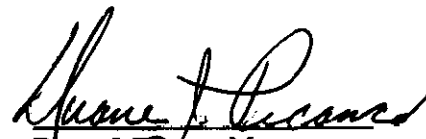
<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Parcel Map PR 98-135

ENGINEERING

3. Prior to the recordation of the final map, the applicant shall provide separate sewer and water laterals to serve each parcel.
4. Olive Street shall be dedicated to a 30-foot one-half width local roadway. Chestnut Street shall be dedicated to a 25-foot one-half width Hillside Street. Prior to the recordation of the parcel map, curb, gutter, sidewalk, parkway landscaping and/or streetlights shall be installed per City Standards and Specifications for that portion of the applicant's property along Olive Street and Chestnut Street. Chestnut Street final design shall be reviewed and approved by the Development Review Committee (DRC).
5. A separate grading plan for each parcel shall be approved by the City Engineer concurrent with the application for a building permit.
6. All utilities to serve this property shall be installed underground.

PASSED AND ADOPTED THIS 5th day of January, 1999 by the following roll call vote:

AYES: Baron, Macklin, Mecham, Swanson, and Picanco
 NOES: None
 ABSENT: None
 ABSTAIN: None


 Duane J. Picanco, Mayor

ATTEST:


 Madelyn Paasch, City Clerk