

RESOLUTION NO.: 02-072

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 02-277  
(TAYLOR)  
APN: 009-194-001

WHEREAS, Parcel Map PR 02-277, an application filed by North Coast Engineering on behalf of Kevin and Jo Anne Taylor, to divide an approximate 7,000 square foot multiple family residential parcel into two (2) individual parcels located at 524 7<sup>th</sup> Street, and

WHEREAS, the subject site is located in the Residential Multiple Family Low Density (RMF-L) land use category and R-2 zoning district, and

WHEREAS, the applicant proposes to create two lots, where Parcel 1 would be 3,919 square feet and Parcel 2 would be 3,082, and

WHEREAS, a single family residences currently exists on Proposed Parcel 1, a single family residence is proposed to be built on Parcel 2, and

WHEREAS, the proposed map would be consistent with Section 21.16I.060, Density of residential development, which establishes a maximum density of two dwelling units on 7,000 square foot lots in the R2 zone within Blocks 1 through 196 of the Original Subdivision of the City, and

WHEREAS, Section 21.16I.160.F, allows exceptions to the standard multi-family setback requirements to encourage subdivisions within the Original Subdivision of the City, as long as it is consistent with existing development within the neighborhood, and

WHEREAS, the applicants have submitted a conceptual site plan for Parcel 2 that is consistent with the setbacks of the existing house on Parcel 1, and

WHEREAS, Section 21.16I.040 of the Municipal Code of the City of El Paso de Robles requires review of a site plan by the Development Review Committee, prior to approval of a tentative parcel map in the Multi-family zoning districts, and

WHEREAS, The Development Review Committee reviewed the parcel map and conceptual site plan on October 21, 2002, and recommend approval of the tentative map to the Planning Commission, 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 October 22, 2002 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;
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;

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 02-277 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.

PLANNING

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 02-277
C	Preliminary Site Plan

3. Prior to recordation of the parcel map, the applicant shall either underground any existing overhead utilities adjacent to the property located in the alley or enter into an agreement not to protest the future formation of an Assessment District to underground the overhead utilities. The form shall be in a manner to be reviewed and approved by the City Attorney and/or City Engineer.
4. Prior to issuance of a building permit for Parcel 2, the applicant shall submit site plans, landscaping plans, elevations and a materials and color board for review and approval by the Development Review Committee, in accordance with the requirements of Chapter 21.16I of the City’s Municipal Code.
5. In accordance with the Zoning Code limiting density to two units per 7,000 square feet in the R2 zoning district, only 1 dwelling unit is allowed on each of the parcels.
6. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or 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.

ENGINEERING

7. Prior to recordation of the final parcel map, the applicant shall reconstruct curbs and sidewalk across the frontage of Parcel 1 in accordance with the direction of the City Engineer.
8. Prior to the issuance of a building permit on Parcel 2, the applicant shall submit improvement plans for the construction of improvements to the alley along the frontage of the property and the construction of sidewalk on 7<sup>th</sup> Street.

9. Prior to occupancy of an new construction on Parcel 2, the applicant shall constuct improvements to the alley and sidewalk on 7<sup>th</sup> Street in accordance with plans approved by the City Engineer.
10. Prior to issuance of a certificate of occupancy for either parcel, the applicant shall be required to plant street trees in accordance with Chapter 10.04 of the Municipal Code.

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of October, 2002 by the following Roll Call Vote:

AYES: Ferravanti, Warnke, Johnson, Steinbeck, McCarthy, Kemper

NOES: None

ABSENT: Calloway

ABSTAIN: None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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