

RESOLUTION NO.: 03-006

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2435
(RIDINO)

APN: 008-327-004 & -005

WHEREAS, Tentative Tract 2435 has been filed in conjunction with Planned Development 01-014 by Tim Roberts on behalf of William Ridino, a proposal to subdivide an approximate .25 acre site into condominium lots for future subdivision, and

WHEREAS, the proposed subdivision would be located at the northeast corner of 14th and Railroad Streets, and

WHEREAS, an environmental initial study was prepared for the development plan and subdivision request, covering the physical site and design issues associated with the new construction, and

WHEREAS, the applicant submitted an application for waiver of required street improvements on 14th Street on November 25, 2002, after the notice for the project and Negative Declaration applications was posted, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 10, 2002, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

WHEREAS, the application was continued to the January 14, 2003 meeting at the applicant's request in order to include hearing of Waiver 02-009 in conjunction with the Tract and Planned Development applications, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 14, 2003, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approving a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Tract and Planned Development application in accordance with the California Environmental Quality Act, and

WHEREAS, a public hearing was conducted by the Planning Commission on, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
2. As conditioned, 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 subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the subdivision 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 to Tract 2435, subject to the following conditions of this resolution:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

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

2. The project shall be constructed so as to substantially conform with all the exhibits and conditions contained in the resolution approving Planned Development 01-014.
3. The project shall substantially conform with the following listed exhibits and conditions established by this resolution of approval for Tract 2435:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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| B. Tentative Tract Map | |
| C. Subdivision Section "A" | |
| D. Subdivision Section "B" | |
| E. Sidewalk detail for Railroad Street | |

1. This Tentative Tract Map authorizes the subdivision of approximately 0.25 acres into nine lots, including eight condominium lots and one common area lot.
2. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map (Exhibits B-D reductions attached; full size copies are on file in the Community Development Department).

ENGINEERING SITE SPECIFIC CONDITIONS

3. Railroad Street shall be improved in accordance with City Local Street Standard A-5.
4. Public improvements shall be provided on 14th Street adjacent to the property. Since the City has not determined the design of the improvements, they may be bonded and deferred through an agreement as approved by the City Engineer, unless this requirement is waived by the Planning Commission or City Council.
5. All existing overhead utilities on or adjacent to the subdivision on 14th and Railroad Streets shall be relocated underground. The relocation of overhead utilities on 14th Street may be included in the deferment agreement associated with improvements on 14th Street.
6. The private sewer line extension shall be designed so that each unit has its own separate sewer lateral outside the building perimeter.
7. Each condominium unit shall have its own separate water meter.

8. The subdivider shall extend an 8-inch water main in Railroad Street along the frontage of the project and shall install a fire hydrant.

PASSED AND ADOPTED THIS 14th day of January, 2003 by the following Roll Call Vote:

AYES: Calloway, Ferravanti, Flynn, Johnson, Kemper, Steinbeck, Warnke

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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