

RESOLUTION NO.: 03-063

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 03-0141
(CHUCK ADAMS)
APN: 009-451-026

WHEREAS, Parcel Map PR 03-141, an application filed by Chuck Adams, to divide a 1-acre site into two (2) half-acre parcels located at 715 Ivy Lane; and

WHEREAS, the subject site is located in the Residential Single Family (RSF-2) land use category and R-1,B3 zoning district; and

WHEREAS, the existing house would be located on proposed Parcel 1 and a new house would be constructed on the newly created Parcel 2; 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, this application is an open public hearing continued from the Planning Commission meetings on July 22, 2003 and August 12, 2003, and

WHEREAS, the application was continued in order for the City Engineer to research which street standard to use in this area of the City, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 26, 2003 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 03-0141 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.

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 03-0141
C	Conceptual Grading Plan for Parcel 2

3. Prior to recordation of the parcel map, the applicant shall either underground any existing overhead utilities within Ivy Lane for the property frontage 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. All new utility services to the homes shall be placed underground. Any new services will be required to be placed underground.
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 Staff.
5. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to the recordation of the final parcel map, 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.

6. According to Section 21.16E.140, Grading Limitations, pad grading is prohibited on lots located with in the Hillside Development District. Stepped home foundations shall be used for the house on Parcel 2.
7. Prior to the recordation of the final map, a private maintenance agreement for the maintenance of the driveway shall be entered into between the two parcels.
8. Prior to final map approval, the subdivider shall construct Ivy Lane in accordance with City Private Street Standard A-10 (excepting concrete curbs, gutters and sidewalks) including asphalt curbs from Creston Road to the north boundary of the subdivision.

PASSED AND ADOPTED THIS 26th day of August, 2003 by the following Roll Call Vote:

AYES: Ferravanti, Warnke, Steinbeck, Kemper
NOES: Flynn, Johnson, Calloway
ABSENT: None
ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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