

RESOLUTION NO.: 03-065

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 03-0197  
(EAST VILLAGE ASSOCIATES, INC.)  
APN: 009-571-020 & 025

WHEREAS, Parcel Map PR 03-0197, an application filed by SKW & Associates on behalf of East Village Associates, Inc., to subdivide the existing 396,852 square foot commercial center into seven (7) individual commercial parcels ranging in size from 17,940 square feet to 232,352 square feet, and

WHEREAS, the subject site is located on the northeast corner of Sherwood Road and Creston Road, and

WHEREAS, the subject site is located in the Community Commercial (CC) land use designation and the zoning is Highway Commercial, Planned Development Overlay (C2,PD), and

WHEREAS, the Planning Commission approved Planned Development PD 02-003 and Conditional Use Permit 02-009 on August 13, 2002, to construct the East Village Shopping Center which included the Food 4 Less grocery store, 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 August 26, 2003 to consider facts as presented in the staff report prepared for the parcel map application, and to accept public testimony regarding the proposal, 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 03-0197 subject to the following conditions of approval:

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

EXHIBIT	DESCRIPTION
A	Tentative Parcel Map PR 03-0197

2. The project shall comply with all conditions of approval in the resolutions granting approval to Planned Development 02-003 and CUP 02-009 and its exhibits.
3. Prior to or in conjunction with the recordation of the parcel map, the applicant shall record a reciprocal parking and access agreement between all Parcels.
4. Prior to or in conjunction with the recordation of the parcel map, the applicant shall record Conditions, Covenants and Restrictions (CC&Rs) for this land division in a form to be approved by the City Planner, City Engineer and City Attorney. These CC&Rs shall provide for the means of maintenance of the shared use areas (e.g. parking lot, landscaping, sound wall, sewer and water lines etc.).
5. Prior to the recordation of the parcel map, all final property corners and street monuments shall be installed.

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

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

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 CHAIRMAN, RON JOHNSON

ATTEST:

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 ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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