

RESOLUTION NO.: 03-084

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 03-0222
(PRY)

APN: 009-221-042

WHEREAS, Parcel Map PR 03-0222, an application filed by North Coast Engineering, Inc. on behalf of James and Katherine Pry, to divide an approximate 8.64 acre property into four (4) single family residential lots with one 7.61 remainder parcel, and

WHEREAS, the subject site is located on the southwest corner of Maple Street and Pacific Avenue, 330 Pacific Avenue, and

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

WHEREAS, the four parcels would range in size from 10,395 square feet to 12,943 square feet, and

WHEREAS, there is an existing single family residence located on Parcel 1 that has a non-conforming side yard setback, the proposed subdivision would not create a more non-conforming situation, and

WHEREAS, there is an existing accessory building on Parcel 2, a condition has been added to this resolution that would require a home to be constructed on Parcel 2 within two years of the recordation of the lot or that the building be removed, and

WHEREAS, the Planning Commission is being asked to make a finding that the requirement to install all of the existing overhead utilities along Pacific Avenue, including the “not a part” lot, underground prior to the recordation of the final subdivision map, is a necessary prerequisite to the orderly development of the surrounding area, and

WHEREAS, The Development Review Committee reviewed the parcel map and conceptual site

plan on October 27, 2003, 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 November 12, 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;
8. The requirement to install all of the existing overhead utilities along Pacific Avenue, including the "not a part" lot, underground prior to the recordation of the final

subdivision map, is a necessary prerequisite to the orderly development of the surrounding area.

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 03-0222 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 03-0222
C	Preliminary Grading Plan

3. A home shall be constructed on Parcel 2 within two years of the recordation of the final map, thereby bringing the existing accessory building use into conformance. The house for Parcel 2 shall meet all Zoning Code requirements for setbacks and building separation. If at the end of the two year time period, a house has not been constructed the

accessory building shall be removed. Prior to the recordation of the Final Map, the applicant shall record a constructive notice on Parcel 2 acknowledging that a home would be constructed or the accessory building will be removed at the end of the two year time period.

4. The proposed homes of the newly created parcels may be reviewed at a staff level. With the review of the homes staff should insure that the homes fit in with the style and character of the neighborhood.
5. The grading for the lots shall meet the Grading Ordinance, the pad grading as shown on the preliminary grading plan may not meet the ordinance and home building techniques without pad grading may be necessary.
6. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to recordation of the final 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.

ENGINEERING

7. The final Parcel Map shall include a four-foot (4) offer of dedication of public right-of-way to the City along the frontage of the parcels on Pacific Avenue.
8. Prior to occupancy of building permits, curb, gutter and sidewalk shall be constructed on Pacific Avenue along the frontage of Parcels 3 and 4 in accordance with City Collector Street Standard A-3.
9. Prior to recordation of the final map, the subdivider shall relocate the overhead utilities on Pacific Avenue along the frontage of the parcel map underground. Underground services for all wire utilities (power, phone, cable TV) shall be provided to each parcel. The Planning Commission must make a finding that the fulfillment of this construction requirement is a necessary prerequisite to the orderly development of the surrounding area.
10. Prior to recordation of the final map, the subdivider shall install two street lights in accordance with City Standard U-3. The street light on the wooded pole at the intersection of Pacific Avenue and Grove Street will be replaced. The second street light will be placed 200 feet to the east. The Planning Commission must make a finding that

the fulfillment of this construction requirement is a necessary prerequisite to the orderly development of the surrounding area.

11. Prior to recordation of the final map, the grading between Parcels 1 and 2 will be modified so that each parcel drains effectively to Pacific Avenue without the necessity of easements.

PASSED AND ADOPTED THIS 12th day of November, 2003 by the following Roll Call Vote:

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

NOES: None

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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