

RESOLUTION NO.: 03-011

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 02-0432 (LOPEZ)

APN: 025-403-059

WHEREAS, Parcel Map PR 02-0432, an application filed by Douglas Shoulders on behalf of Mr. Tom S. Lopez, to subdivide a 1.25 acre residential lot into two .56 acre lots, located on the southeast corner of Prospect Avenue and Mesa Road, and

WHEREAS, the existing single-family residential house would remain and be located on Lot 1 and a new single-family residential house would be built on Lot 2, and

WHEREAS, the proposed subdivision would be consistent with a subdivision pattern that currently exists on the east side of Prospect Road, and

WHEREAS, Tentative Parcel Map PR 02-0432 is a refile of a previous tentative map PR 99-185 that has expired, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 28, 2003 to consider facts as presented in the staff report prepared for the parcel map application, and to accept public testimony regarding the proposed parcel split, 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 02-0432 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:

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 02-0432

3. All overhead utilities adjacent to the subdivision on Mesa Road shall be relocated underground.
4. The applicant shall construct curb, gutter, sidewalk and street paving on Prospect Avenue and Mesa Road adjacent to Parcel 1 prior to recordation of the final parcel map. Improvements adjacent to Parcel 2, on Mesa Road, shall be constructed prior to occupancy of a new residence on Parcel 2.
5. The applicant shall place a street light on Mesa Road, 200 feet east of the intersection with Prospect Avenue prior to occupancy of a residence on Parcel 2.
6. Prior to recordation of the final parcel map, the applicant shall abandon the existing septic system on Parcel 1 and connect to the City sewer system. The applicant shall pay current

City sewer connection fees along with special sewer connection fees for the Airport sewer trunk line, Golden Hill Road sewer and River Road sewer.

7. Prior to the recordation of the parcel map, the applicant shall remove the non-conforming “out building” on Parcel 2 which is shown to be removed.

PASSED AND ADOPTED THIS 28th day of January, 2003 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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