

RESOLUTION NO. 09-018

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 09-0026
(ROBITAILLE-HASTINGS)
APN: 009-093-036

WHEREAS, Parcel Map PR 09-0026, an application filed by Pamela Jardini, on behalf of Suzanne Robitaille and Newlin Hastings, to create two air-space condominium units, between the upper and lower floor of a new two-story building soon to be constructed at 608 12th Street; and

WHEREAS, the subject site is located in the Community Commercial (CC) land use category and the C1-PD zoning district; and

WHEREAS, Tentative Parcel Map PR 09-0026 would allow for the subdivision of the building in a manner that would create a separate air space condominium unit on the first floor and a separate air space condominium for the second floor; 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 June 9, 2009, 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 in that it provides for clean and attractive businesses and industries in which as activities are conducted indoors;
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 as demonstrated with the proposed development concept plan provided;
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 09-0026 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

2. PR 09-0026 would allow for the subdivision of the building in a manner that would create a separate air space condominium unit on the first floor and a separate air space condominium for the second floor.
3. All utilities for the two units shall be metered separately. Two separate water meters will be required to allow for subdivision of the building.


PASSED AND ADOPTED THIS 9th day of June, 2009 by the following Roll Call Vote:

AYES: Johnson, Holstine, Nemeth, Garcia, Gregory, Treach

NOES: None

ABSENT: Peterson

ABSTAIN:


 CHARLES TREATCH, CHAIRMAN

ATTEST:



 RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

