

RESOLUTION NO. 09-027

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 09-0088  
(QUAN)  
APN: 008-051-008

WHEREAS, Mary Quan has filed an application for PR 09-0088 requesting to subdivide the existing 4-acre site into two lots, where each parcel would be approximately 2 acres; and

WHEREAS, the site is located on the northeast corner of Riverside Avenue and Black Oak Drive; and

WHEREAS, the General Plan land use designation for this site is CS (Commercial Service) and the Zoning designation is C3 (Commercial / Light-Industrial); and

WHEREAS, Table 21.16.200 of the Zoning Code indicates that minimum lot size in the C3 zone is 5,000 square feet; 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 October 27, 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 commercial/light-industrial development;
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;
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 09-0088 subject to the following conditions of approval:

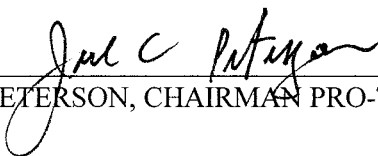
1. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Tentative Parcel Map

2. PR 09-0088 would allow the subdivision of the existing 4-acre site into two lots, where each parcel would be approximately 2 acres. The project approval shall expire on October 27, 2011 unless a time extension request is filed with the Community Development prior to expiration.
3. Prior to the issuance of a grading or building permit for Parcel 2, development plans will need to be submitted for processing through the City's development review process and be reviewed by the Development Review Committee and/or the Planning Commission, depending on the proposed project. There will be expectations for quality architecture, site design and extensive landscaping, since this project is located at a gateway to the City.
4. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy 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.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of October, 2009 by the following Roll Call Vote:

AYES: Nemeth, Gregory, Garcia, Johnson, Peterson  
 NOES: None  
 ABSENT: Treatch, Holstine  
 ABSTAIN: None

  
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 JOEL PETERSON, CHAIRMAN PRO-TEM

ATTEST:  
  
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 RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

