



Council Agenda Report

From: Brian Cowen, City Engineer

Subject: Acceptance of Parcel Map PR 21-0191 for Recordation- 90 12th Street, John Bruce

CEQA Determination: The subdivision is categorically exempt from CEQA as certified by the Planning Commission with Resolution PC 22-017

Date: July 18, 2023

Facts

1. On June 14, 2022, the Planning Commission conditionally approved Resolution PC 22-017, conditionally approving Parcel Map PR 21-0191 and Variance 22-01.
2. The subdivision approved by Resolution PC 22-017 is located at 90 12th Street and divides the existing 30,154 square-foot lot into one 15,076 square-foot parcel and one 15,078 square-foot parcel.
3. The variance approved by Resolution PC 22-017 allows for the existing non-conforming lot width of approximately 100 feet, which is less than the 120-foot minimum lot width that would otherwise be required by the Municipal Code if the existing lot was created today.
4. The applicant, John Bruce, has submitted Parcel Map PR 21-0191 to be accepted for recordation.
5. An informational sheet has been added to Parcel Map 21-0191, designating building envelopes on the proposed parcels, as conditioned with Resolution PC 22-017.
6. Parcel Map PR 21-0191 is consistent with the categorical exemptions for the project certified by the Planning Commission with Resolution PC 22-017.

Options

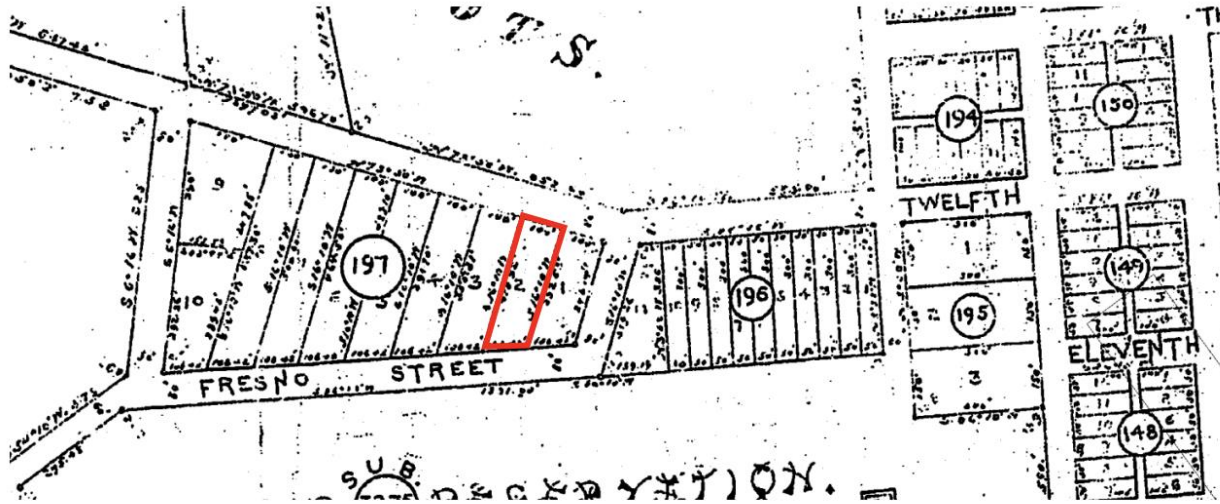
1. Take no action;
2. Accept Parcel Map PR 21-0191 for Recordation; or
3. Refer the item back to staff for additional analysis.

Analysis and Conclusions

The existing lot was created with the original subdivision of El Paso de Robles recorded in 1888 (A/MB/169). The lot was created with a width of 100 feet on 12th Street and 106 feet on Fresno Street. No subdivision of the property has occurred since that time. The city did not have zoning requirements in 1888.

The project is in the Residential Single Family 4 units/acre land use designation (RSF-4). The purpose of the RSF is to “to provide urban single-family residential neighborhoods with a range between 1 and 6 dwelling units per gross acre (prior to dedication for streets).” Typical uses include “[s]ingle family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 4 dwelling units per acre.” Due to slope and neighborhood character, future use of proposed parcels is likely to be residential in nature.

Lot 2 of Block 197 of the Subdivision of El Paso de Robles



The project is consistent with General Plan Land Use Policy 1A, which is to “[s]trive to maintain a balanced mix and diversity of land uses” by providing an additional lot for single-family residential development. The project is consistent with Land Use Policy 2I, encouraging “infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes . . . [r]esidential infill in/near established neighborhoods”.

Fiscal Impact

There is no fiscal impact to the City of accepting Parcel Map PR 2-0191 for recordation as processing costs are passed through to the applicant.

CEQA

The City finds that this subdivision is categorically exempt from CEQA as certified by the Planning Commission with Resolution PC 22-017.

Recommendation (Option 2)

Accept Parcel Map PR 21-0191 for Recordation.

Attachments

1. Resolution 23-XXX – Accepting Parcel Map PR 21-0191 for Recordation