

RESOLUTION NO.: 00-035

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 00-076 (BUZZETTI)

APN: 009-391-062

WHEREAS, Planned Development 00-008 has been filed by George Garcia on behalf of Mike Buzzetti/TKD Enterprises for a three lot commercial subdivision and development of a industrial/business park, and

WHEREAS, the project would be located on the northwest corner of Golden Hill Road and Dallons Drive, and

WHEREAS, in conjunction with the development plan, a Tentative Parcel Map PR 00-076 has been submitted that would subdivide the existing 7.39 acre site into two 2 acre parcels and one 2.86 acre parcel, and

WHEREAS, the subject site is located within the Borkey Area Specific Plan, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 11, 2000 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 maps are 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 construction of the required improvements noted herein, within the specified time frames noted herein, are necessary to assure 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 00-076 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 the planned development resolution.
2. The project shall comply with all conditions of approval in the resolution granting approval to PD 00-008 and its exhibits.
3. The project shall be constructed so as to substantially conform with the attached Exhibit B, Tentative Parcel Map PR 00-076.

PLANNING SITE SPECIFIC CONDITIONS OF APPROVAL:

4. Concurrent with the recordation of the final map, an avigation easement shall be recorded.
5. Prior to the occupancy of any building, Borkey Area Specific Plan fees shall be paid.
6. Constructive notice of all conditions and requirements of Planned Development 00-008 shall be provided to future lot owners in a manner to be approved by the City, in conjunction with map recordation.
7. A transit shelter shall be installed along the project frontage on Dallons Drive at or before at the time a transit route would include this area. The shelter shall be similar to

the shelters the City installs (green metal structures) or could be a decorative masonry structure such as the one on Niblick Road at Woodland Plaza II.

8. If, during any future construction excavation, any buried or isolated cultural materials are unearthed, work in the affected area should stop until these materials can be examined by a qualified Archeologist and appropriate recommendations made regarding their treatment and/or disposition. Such examination should be conducted under the coordination of the City of Paso Robles.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

9. Fire hydrants and water mains installed according to City Specification will need to be installed on this project. The location of hydrants shall be approved by the Fire Department prior to construction. Both on site and off site fire hydrants may be required depending on the final plan. The water system will need to be sized for hydrants and automatic fire sprinklers.
10. Automatic Fire Sprinklers are required for all buildings except Building 5. The max. allowable square footage of a building is 5000 sq. ft. before being required to be sprinkled.
11. KNOX Box key boxes will need to be provided for each building.
12. The applicant will be required to update the Fire Department Run Book.
13. The City currently has a height restriction on buildings of 32' to the sill of the highest exitway.
14. Each building will have to meet all applicable codes regarding each specific occupancy.
15. If the Electrical shut off is not on the outside of the building an electrical shunt will be required.
16. The rear doors of the building will need to be marked with the name of the business and the address numbers.
17. The submittal of a Transportation System Management (TSM) plan for City approval, with the objective of reducing estimated motor vehicle trip generation by twenty-five (25)

to thirty-three (33) percent, shall be required as a condition of any new commercial and/or industrial use approved for Subarea E. (BASP, E-9, pg. 44)

ENGINEERING SITE SPECIFIC CONDITIONS

18. Prior to the recordation of the final map or the issuance of a grading permit, whichever comes first, the applicant shall dedicate a property corner cut-off at Dallons Drive and Golden Hill Road.
19. Prior to the recordation of the final map or the issuance of a Certificate of Occupancy, whichever comes first, the applicant shall dedicate and install curbs, gutter, sidewalk, pavement widening, streetlights and parkway landscaping, along Dallons Drive and Golden Hill Road, all in accordance to the adopted sections for these streets. (Note: raised medians on Golden Hill Road is proposed to be deferred)
20. Prior to the recordation of the final map or the issuance of a Certificate of Occupancy, whichever comes first, the applicant shall install a minimum 6-inch diameter sewer laterals and connect them to manhole. Clean-outs shall be installed at the property line. The on-site sewerlines are private and its maintenance shall be the responsibility of the property owner. Sewerline in Dallons Drive shall be 10-inch diameter, in accordance to the Borkey Area Specific Plan.
21. Prior to the recordation of the final map, or the issuance of a Certificate of Occupancy, whichever comes first, the applicant shall install separate lines for the domestic water service and the firelines. Meters with an RP device shall be installed for the domestic water service located at the property line. Detector checks for the firelines shall be installed at the property lines.
22. The proposed on-site detention basins shall be designed in accordance to the City's Standards and Specifications. The design calculations shall be prepared by a licensed civil engineer and submitted to the City Engineer for review and approval. These basins shall remain private and their maintenance shall be the responsibility of the property owner.
23. Public improvements maybe constructed to match the phasing of the constructions of the buildings provided each phased improvements are constructed and accepted by the City
24. Council prior to the issuance of a Certificate of Occupancy for each phase of building construction. Transition interim improvements shall be installed as directed by and as approved by the City Engineer.

25. Prior to the issuance of a grading permit or a building permit, whichever comes first, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of Paso Robles as the sole agent for pumping and delivering the riverlyer's groundwater water rights.
26. Prior to the issuance of a grading permit, the applicant shall submit an arborist report to assure that any grading around the existing oak trees will not adversely impact its condition. The applicant shall implement recommendations by the arborist to the design of the project.
27. Reciprocal ingress/egress, water, sewer, and drainage easements shall be recorded with the final map.

AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS

28. Orient buildings toward the streets with convenient pedestrian and transit access; parking in the rear.
29. If the project is located on an established transit route, a transit turnout and shelter should be constructed with direct pedestrian access from the facility.
30. Provide on-site bicycle parking (One bicycle parking space for every 10 car parking spaces is considered appropriate). Final number of bike spaces can be worked out between staff and the applicant.
31. Provide on-site eating , refrigeration and food vending facilities to reduce lunchtime trips.
32. Provide preferential carpool parking.
33. Provide shower and locker facilities to encourage employees to bike and/or walk to work.
34. Shower and lockers shall be installed at a ratio to be determined adequate by city staff and the applicant. (Typically, one shower and three lockers for every 25 employees are recommended).
35. Increase walls and attic insulation beyond Title 24 requirements.
36. Orient buildings to maximize natural heating and cooling.
37. Comply with the Air Pollution Control District dust control measures.
38. Complete the APCD Hazardous Materials Questionnaire if within 1000 feet of existing or proposed schools.

PASSED AND ADOPTED THIS 11th Day of July, 2000 by the following Roll Call Vote:

AYES: Nemeth, McCarthy, Steinbeck, Johnson, Finigan

NOES: None

ABSENT: Warnke, Tascona

ABSTAIN: None

CHAIRMAN, GARY NEMETH

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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