

RESOLUTION NO.: 00-054

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 00-217 (JIT Manufacturing)
APN: 009-314-008

WHEREAS, Tentative Parcel Map PR 00-217 has been submitted by Rarig Construction on behalf of JIT Manufacturing, Inc. that would subdivide the existing 6.25 acre site to create a 1.55 acre site for the new 30,000 square foot manufacturing building, and

WHEREAS, in conjunction with the parcel map, Planned Development 00-011 has been submitted, and

WHEREAS, the site is located at the rear of the existing JIT property at 1610 Commerce Way, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 22, 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 00-217 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The project shall comply with all conditions of approval in the resolution granting approval to PD 00-011 and its exhibits.
2. The project shall be constructed so as to substantially conform with the attached Exhibit A, Tentative Parcel Map PR 00-217.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

3. One fire hydrant shall be located on site, along Fontana as placed by Emergency Services.
4. Provide approved Automatic Fire Sprinkler System.
5. Provide KNOX box locked key box at approved location.
6. Provisions shall be made to update the Fire Department Run Book.

ENGINEERING SITE SPECIFIC CONDITIONS:

7. Prior to the issuance of a grading permit, the applicant shall record a lot line adjustment to delete and/or relocate an existing lot line through the proposed building.
8. Prior to the issuance of a Certificate of Occupancy, the applicant shall install curb, gutter, sidewalk, and asphalt paveback along Fontana. All improvements shall be in accordance to the City's Standards and Specifications, except that the sidewalk shall be located contiguous to the curb to match the existing sidewalks in the adjacent properties.
9. Prior to the issuance of Certificate of Occupancy, the applicant shall install a detention basin to mitigate the impact of additional storm run-off from the proposed expansion. The detention basin shall be designed in accordance to City Standards and Specifications and prepared by a licensed civil engineer. The City Engineer shall review and approve the design prior to construction.

AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS

10. Increase walls and attic insulation beyond Title 24 requirements.
11. Orient buildings to maximize natural heating and cooling.

12. Comply with the Air Pollution Control District dust control measures.
13. Complete the APCD Hazardous Materials Questionnaire if within 1000 feet of existing or proposed schools.
14. Provide an outdoor break area for employees including bench(es) and trees.

PASSED AND ADOPTED THIS 22nd Day of August, 2000 by the following Roll Call Vote:

AYES: McCarthy, Warnke, Johnson, Nemeth, Tascona, Finigan

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN, GARY NEMETH

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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