

RESOLUTION NO.: 01-064

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 01-263 (PACIFIC METAL FINISHING)  
APN: 009-311-020

WHEREAS, Planned Development 01-011 has been filed by Bob Fisher on behalf of Pacific Metal Finishing (Phil and Linda Parker) for the development of a two new 10,000 square foot industrial / manufacturing buildings, on a vacant 1.6 acre property located at 440 Sherwood Road, and

WHEREAS, in conjunction with the development plan, Tentative Parcel Map PR 01-263 has been submitted that would subdivide the existing 1.6 acre site into two parcels where one 10,000 square foot building would be located on each parcel, and

WHEREAS, the project would be constructed in two phases, where the second building would be constructed on the rear parcel in 3-5 years, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 28, 2001 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 01-263 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 01-011 and its exhibits.
2. The project shall be constructed so as to substantially conform with the attached Exhibit A, Tentative Parcel Map PR 01-263.
3. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Parcel Map / Preliminary Site Plan

**EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:**

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 Certificate of Occupancy, the applicant shall install curb, gutter, sidewalk, and asphalt paveback along Sherwood (A-2 Standard). 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.
8. 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 project. 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.

PASSED AND ADOPTED THIS 28<sup>th</sup> Day of August, 2001 by the following Roll Call Vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Steinbeck, Tascona, Calloway

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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